

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 18, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Calder,  
Hardwick, Linnell, Phillips,  
Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT There were present in the Council Chamber students from the 'English for New Canadians' class of the Y.M.C.A.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,  
SECONDED by Ald. Bird,  
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated May 11, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,  
SECONDED by Ald. Linnell,  
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. R.C.M.P. Accommodation  
3875 Point Grey Road

The Council considered the letter of May 5, 1971, forwarded by Alderman Broome, the Council's negotiating committee of one, to the Minister of Supply and Services, Ottawa, in respect of the City's acquisition or lease of the R.C.M.P. site at 3875 Point Grey Road, on a long term and nominal basis.

MOVED by Ald. Broome,  
THAT this copy of the communication forwarded to the Minister be received, and when a reply is received, the City Clerk arrange for distribution to members of Council.

- CARRIED

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UNFINISHED BUSINESS (cont'd)

2. Grant Applications

The Council considered grant requests as follows:

- (a) Riley Park Area Council -  
Youth Enterprises                      Amount requested - \$1,500

MOVED by Ald. Adams,

THAT the application of the Riley Park Area Council - Youth Enterprises for a grant in the amount of \$1,500 be approved.

- CARRIED BY THE  
REQUIRED MAJORITY

- (b) Gastown Workshop                      Amount requested - \$2,040 plus

Action not taken to approve the application

- (c) British Columbia S.P.C.A.              Amount requested - \$5,000

MOVED by Ald. Bird,

THAT a grant in the amount of \$5,000 be approved for the British Columbia S.P.C.A., being equal to the grant made in 1970.

- CARRIED BY THE  
REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS

1. Grant Request

It was agreed to defer the communication from the Status of Women Action and Co-ordinating Council of B.C. regarding a grant request pending the hearing of a delegation later this day.

2. Plebiscite: Four Seasons  
Hotel Development

The City Clerk advised the most suitable date for taking the vote of owner-electors on the Four Seasons hotel development is June 23, 1971.

MOVED by Ald. Adams,

THAT June 23, 1971, be set as the date for taking the vote of the owner-electors on this issue.

- CARRIED

3. Jericho Lands: 38 Acre Parcel

The Council received a communication from the Minister of National Defence in answer to the City's application for the 38 acres of land being reserved by the government for other than park development in the Jericho area.

It is stated that agreement was given to Mr. Grant Deachman, M.P. to defer for a period of one year, disposal of this 38 acre site lying north of 4th Avenue. The Federal Government has already made available to the City major land holdings for road, park and recreational purposes, and it is the Government's understanding that the 38 acres in question would eventually be disposed of in a manner which would show a substantial financial return, recapturing in part, the losses in making park areas available to the City. Therefore, the Minister expects the terms and conditions of the extant agreement be fulfilled and it is planned to dispose of the 38 acre parcel sometime after June, 1972.

MOVED by Ald. Broome,

THAT this communication be received for information.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Jericho Park Lands

The Council noted a communication from the Park Board acknowledging the Council's resolution as follows, as contained in the Council record of March 23, 1971:

"THAT upon completion of the application and negotiations for the 38 acres for park purposes the City Council hear briefs to consider design solutions as to the type of park suitable for this area."

The Park Board requested clarification of the Council's intent in inviting briefs on design of the 38 acres being sought for park purposes.

MOVED by Ald. Wilson,

THAT the Park Board communication be noted and a copy of the letter from the Minister of National Defence in respect of the 38 acre parcel be forwarded to that Board for information.

- CARRIED

MOVED by Ald. Phillips,

THAT the matter of the road West of Trimble Street (including Trimble Street) be referred to the City Engineer for report to the Standing Committee on Planning and Development for further Council consideration.

- CARRIED

5. Britannia Project

The Minister of Municipal Affairs, under date of May 14, 1971, communicated as follows:

"This will confirm that I have recommended this day to the Hon. Robert Andras that \$500,000 of the Federal Funds available for Urban Renewal be assigned to the Britannia project in the name of land acquisition and clearing only. In this connection I have further recommended the following:

- (1) That the Vancouver application is assumed to have been amended from this date under terms of the above recommendation.
- (2) That there be a Federal-Provincial-Municipal Technical Committee immediately assigned to the tasks of implementing the acquisition and clearing of the property.

I have made the two additional recommendations above to the Federal Minister with the thought that because of the lingering nature of this proposal we should eliminate as much paper-work as possible.

I trust that the above recommendations will be carried out as expeditiously as possible."

MOVED by Ald. Bird,

THAT His Worship the Mayor be requested to forward an appropriate reply to the Minister expressing appreciation and that the City is pleased to cooperate as a part of the Federal-Provincial-Municipal Technical Committee referred to in the Minister's communication regarding acquisition and clearing of property.

- CARRIED

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COMMUNICATIONS OR PETITIONS (cont'd)

6. Visit to Odessa

His Worship the Mayor advised of an invitation from the City of Odessa that a delegation from Vancouver visit that city this year. His Worship reported that Vancouver was twinned with Odessa during the Second World War and that accommodation will be provided in that City. His Worship recommended details be left in his hands.

MOVED by Ald. Broome,

THAT the invitation be accepted and details be left in the hands of the Mayor.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, May 14, 1971

Tender: Motor Graders (Clause 5)

The Board of Administration submitted a report of the City Engineer and Purchasing Agent in regard to tenders received for the supply of a motor grader. For an optional extra price three bidders offered a power shift transmission. The officials recommend two such motor graders on the recommended tender be purchased.

MOVED by Ald. Broome,

THAT this clause be referred back to the Board of Administration with authority to negotiate for a second grader at a lower unit cost to reflect the purchase of two motor graders at this time rather than just one, and a report back be made to Council on the whole matter.

- CARRIED

Pacific Metals: Temporary use of Boulevard  
in front of 247 East 1st Avenue (Clause 7)

MOVED by Ald. Rankin,

THAT Clause 7 of the report of the Board of Administration (Works and Utility matters), dated May 14, 1971, be received for information; however, it be made clear to Pacific Metals that this permission is for a period of nine months only and that there will be no further renewal at the end of this definite period.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Bird,

THAT Clauses 1 to 4 inclusive and 6 and 8 of the report of the Board of Administration (Works and Utility matters), dated May 14, 1971, be adopted.

- CARRIED

Building and Planning Matters

MOVED by Ald. Broome,

THAT the report of the Board of Administration (Building and Planning matters), dated May 14, 1971, be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

2 New Positions: Civic Development Division  
Department of Planning and Civic Development (Clause 2)

The Council further considered clause 1 of the Board of Administration report (Supplementary Personnel matters), dated April 23, 1971, respecting two new positions (Civic Development Division) of the Planning Department. Clause 2 of the Board of Administration report (Finance matters), dated May 14, 1971, also was noted.

MOVED by Ald. Hardwick,

THAT Clause 1 of the report of the Board of Administration (Personnel matters, Supplementary), dated April 23, 1971, in regard to this matter be approved, including the latest revised class specification No. 211 for the Planner III position.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Linnell,

THAT Clauses 1, 3 and 4 of the report of the Board of Administration (Finance matters), dated May 14, 1971, be adopted.

- CARRIED

B. Personnel Matters, Regular  
May 7, 1971

Revision of Regulation 270,  
'Vacancies - Filling of'

MOVED by Ald. Sweeney,

THAT the report of the Board of Administration (Personnel matters, Regular), dated May 7, 1971, be adopted.

- CARRIED

C. Personnel Matters, Supplementary,  
May 14, 1971

Auto Allowance:  
Robert D. Watt, City Archivist

MOVED by Ald. Broome,

THAT the report of the Board of Administration (Personnel matters, Supplementary), dated May 14, 1971, be adopted.

- CARRIED

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RECOGNITION: Mr. G.C. Stevens, J.P.  
Chief Probation Officer

His Worship the Mayor, on behalf of the Council, recognized the retirement of Mr. G.C. Stevens, Chief Probation Officer, Clerk of the Family Court and Superintendent of the Juvenile Detention Home. In this regard the following motion was passed:

MOVED by Ald. Wilson,

THAT WHEREAS on the first day of January, 1935, Gordon Chapman Stevens joined the staff of the City of Vancouver as Probation Officer in the Family Courts Department: and

cont'd...

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**RECOGNITION:**

Mr. G.C. Stevens (cont'd)

WHEREAS on the 10th day of August, 1945 Gordon Chapman Stevens was promoted to the position of Chief Probation Officer in the Family Courts Department; and

WHEREAS on the 3rd day of June, 1971 Gordon Chapman Stevens will retire from the service of the City of Vancouver as Chief Probation Officer, Family Courts Department, after serving for a period of thirty-six years;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as expressing its gratitude and appreciation to GORDON CHAPMAN STEVENS for this thirty-six years of devoted service as Probation Officer, Chief Probation Officer, Clerk of the Family Courts and Superintendent, Juvenile Detention Home;

BE IT FURTHER RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending its best wishes for a long and happy retirement.

- CARRIED UNANIMOUSLY

His Worship presented a copy of the foregoing resolution to Mr. Stevens together with a suitable souvenir. Mr. Stevens acknowledged this recognition with thanks. His Worship presented Mrs. Stevens with flowers.

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RECOGNITION: His Excellency Mr. Yvon Beaulne

His Worship the Mayor introduced to the Council His Excellency Mr. Yvon Beaulne, Canadian Ambassador and Permanent Representative to the United Nations. Mr. Beaulne acknowledged the introduction.

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The Council (in Committee) recessed at approximately 10:40 A.M. and after an 'In Camera' meeting reconvened in open session at 11:30 A.M.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Property Matters  
May 14, 1971

Property at 1067 Davie Street:  
Development Permit Application (Clause 11)

The Board of Administration reported as follows:

"On February 16, 1971, Mr. Johnston appeared before Council advising of the difficulties in which he was being placed by indecision in respect of either granting a development permit application for development of his property at 1067 Davie Street, or expropriation of the property; this property being affected by the Brockton Point Crossing Scheme 3.0 alignment. Council at that time passed the following resolution:

"THAT the development permit application for this property be issued."

The City Building Inspector reports that a building permit has now been issued for this building and a very approximate estimate of the building is \$30,000.

Council may wish to forward this information to the Provincial Government further to earlier representations made with respect to protective purchasing of the properties affected by the approaches to the proposed new Crossing."

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property at 1067 Davie Street (cont'd)

MOVED by Ald. Phillips,

THAT this information be forwarded to the Provincial Government in accordance with the foregoing Board of Administration report and His Worship the Mayor endeavour to arrange a meeting with the appropriate Government authorities on the general question.

- CARRIED

Block 71: Acquisition of Lot 38 (Clause 14)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Balance of Property Matters

MOVED by Ald. Bird,

THAT Clauses 1 to 10 inclusive, 12 and 13 of the report of the Board of Administration (Property matters), dated May 14, 1971, be adopted.

- CARRIED

E. Commercial Study:  
Employment of Staff

The Board of Administration, under date of May 14, 1971, submitted the following report:

\*The Director of Planning & Civic Development reports as follows:

"A great deal of staff time and effort has been spent on commercial studies over the years and as a result of these studies, it is now possible to make conclusions with respect to location of District Commercial Centres and zoning in the City. However, because of other priorities and present staff commitments, a report summarizing all the technical work done over the last five years and the conclusions, has not been submitted to City Council.

Results from the commercial studies to date will serve as a guide to the current objectives of delimiting the Local and Commercial Centres and establishing general business areas, for all Divisions in the Department.

The information will serve as a useful base for continuing long range studies and plan formulation; it is also necessary for the work of the Inter Institutional Policy Simulator (IIPS) project.

Much of the information collected will be of assistance to Council in considering other matters such as rezoning applications in various parts of the City. The data will be of benefit to businesses and citizens interested in City development and therefore should be printed as soon as possible. Much of the work has been continuously updated so it is applicable to the present situation.

The report was originally to be completed last year and this information was passed on to City Council. Other priorities have intervened and it is not possible to allow a senior planner the necessary time to finalize the report. As a consequence, the Director of Planning & Civic Development has discussed the matter with Mr. Brock Stanley, B.A., M.A., now a lecturer at the School of Planning, University of British Columbia and formerly a Planner II in this department. Mr. Stanley, who is now proceeding to take his doctorate, took part in the basic commercial studies and is available for two months this summer, (June and July).

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Commercial Study:  
Employment of Study (cont'd)

It is proposed that Mr. Stanley be employed to complete the writing and editing of this commercial report and that he be hired for the months of June and July at a total salary of \$2,100. This salary is equivalent to the fourth step of a Planner I. Money was provided in the Planning Department Budget for the publishing of this report but no funds are available for this additional temporary staff.

The Comptroller of Accounts advised that funds are available in Contingency Reserve.

It is therefore RECOMMENDED that Mr. Stanley be employed to complete this commercial report at a total cost of \$2,100, funds to be made available from Contingency Reserve."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.'

MOVED by Ald. Hardwick,  
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

(Alderman Rankin voted in the negative)

MOVED by Ald. Linnell, in Amendment,  
THAT the cost be charged against funds set aside for the study.

- LOST

(The motion of Alderman Hardwick was put and carried)

F. Salary and Classification Review:  
Nurses - Health Department and  
Juvenile Detention Home

The Board of Administration, under date of April 30, 1971, submitted a report of the Director of Personnel Services regarding request of the Registered Nurses Association of B.C. for a one paygrade upward adjustment in the classification of Registered Nurse and Institutional Nurse. In the report details are set out as a result of a survey made and the Director of Personnel Services concludes in summary as follows, with which the Board of Administration concurs recommending the class specifications as revised, No. 260 Registered Nurse (revised) and No. 261 Institutional Nurse (revised), be adopted:

"SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
All Positions Full Time and Part Time	Registered Nurse Pay Grade 17 (\$552-660)*	Registered Nurse Pay Grade 18 (\$574-690)*	June 16, 1970
Livingstone, H.I.	Institutional Nurse Pay Grade 18 (\$574-690)*	No Change	

\* 1971 Rates (first half)

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MOVED by Ald. Bird,  
THAT the foregoing recommendations of the Board of Administration and Director of Personnel Services be approved.

- CARRIED



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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Administration and Operation:  
Centennial and Maritime Museums  
and Planetarium

Pursuant to Council instruction, the Board of Administration submitted a detailed report, under date of May 12, 1971, regarding administration and operation of the Centennial and Maritime Museums and Planetarium setting out proposals for change. The Board of Administration concludes as follows:

"Your Board RECOMMENDS that:

- (i) This report be received for information and that copies be made immediately available to the members of the Museums Board and the Executive Committee of the Vancouver Museums and Planetarium Association;
- (ii) The Association and the Museum Board be asked to comment on the proposals contained in this report;
- (iii) After receipt of such comments, and if Council instruct that the interim method of operation be implemented, your Board prepare a detailed report of the necessary staff changes and operating methods to institute the proposals."

MOVED by Ald. Broome,

THAT the foregoing recommendations of the Board of Administration be approved, except that a period of one month be set as the time in which to receive the comments of the Association and Museum Board.

- CARRIED

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The Council (in Committee) recessed at approximately 11:55 A.M. to reconvene in open session at approximately 2:00 P.M.

The Council (in Committee) reconvened at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Calder,  
Hardwick, Linnell, Phillips, Rankin,  
Sweeney and Wilson

DELEGATIONS AND COMMUNICATIONS (cont'd)

Grant Request:  
Status of Women Action and  
Co-ordinating Council of B.C.

A representative of the Status of Women Action and Co-ordinating Council of B.C. spoke to the City Council requesting a grant of \$210.00, equal to an evening rental of the Playhouse Theatre, including insurance and the cost of a sound man. The representative pointed out that the Council's grant, on April 23rd, of \$52.50 was not sufficient to make it possible for the organization to use the Playhouse Theatre for their meeting scheduled on May 31st.

MOVED by Ald. Wilson,

THAT the organization be granted the amount of \$210.00 requested to cover the evening rental of the Playhouse Theatre and other incidental costs.

- LOST

cont'd.....

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DELEGATIONS AND COMMUNICATIONS (cont'd)

Grant Request (cont'd)

MOVED by Ald. Linnell, in Amendment,

THAT a cash grant of \$52.00 be approved for this organization; the resolution of Council of April 23, 1971, to be varied accordingly.

- CARRIED BY THE  
REQUIRED MAJORITY

(The motion of \$210.00 was put to Council and lost)

At this point a further amendment was made as follows:

MOVED by Ald. Phillips,

THAT an amount of \$105.00 be granted toward the evening rental of the Playhouse Theatre.

- LOST

(The amendment of Alderman Linnell, i.e. \$52.00 cash grant, was put and carried by the required majority).

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Report of the Standing Committee  
on Finance, May 13, 1971

The Council considered the report of the Standing Committee on Finance dated May 13, 1971, in connection with grant requests referred to therein, and took action as follows:

(a) Vancouver Community Legal Assistance Society

MOVED by Ald. Adams,

THAT a grant of \$1,000 per month, effective March 1, 1971, up to a maximum of \$10,000 on a non-recurring basis be made payable to this organization but when the financial commitment by the Federal Government takes effect, the monthly grant allotment cease.

- CARRIED BY THE  
REQUIRED MAJORITY

MOVED by Ald. Linnell, in amendment.

THAT a grant of \$2,000 per month, effective March 1, 1971, up to a maximum of \$20,000 on a non-recurring basis be made payable to this organization but when the financial commitment by the Federal Government takes effect, the monthly grant allotment cease.

- LOST

(The motion of Alderman Adams was put and carried by the required majority)

(b) S.P.E.C.

MOVED by Ald. Adams,

THAT a grant of \$1,000 be approved.

- CARRIED BY THE  
REQUIRED MAJORITY

(c) Mental Patients Association

MOVED by Ald. Bird,

THAT a grant of \$3,000 be approved and the Director of Social Planning/Community Development and the Medical Health Officer familiarize themselves with the operations of the program and its benefits.

- CARRIED BY THE  
REQUIRED MAJORITY

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Finance, May 13, 1971 (cont'd)

(a) Kiwanis Club of Vancouver

MOVED by Ald. Adams,

THAT a grant of one-half of the rental of the Queen Elizabeth Theatre, to be applied to the Theatre rental in connection with the Kiwanis Music Festival, be approved.

- CARRIED BY THE  
REQUIRED MAJORITY

(e) B.C. & Yukon Chamber of Mines

MOVED by Ald. Adams,

THAT a grant of \$1,500 be approved.

- LOST

(f) Native Daughters of B.C.

MOVED by Ald. Adams,

THAT a grant of \$600.00 be approved.

- CARRIED BY THE  
REQUIRED MAJORITY

(g) Community Music School

MOVED by Ald. Rankin,

THAT a grant of \$2,500 be approved.

- CARRIED BY THE  
REQUIRED MAJORITY

MOVED by Ald. Wilson, in amendment,

THAT a grant of \$3,000 be approved.

- LOST

(The motion of Alderman Rankin was put and carried by the required majority)

(h) The Window and Now Bus

In the Finance Committee's report it is indicated the Board of Administration will be reporting to clarify the operations of this organization. It was advised by the City Clerk that the department concerned was not able to report to this meeting of the Council.

MOVED by Ald. Broome,

THAT this application for a grant be deferred pending the required departmental report through the Board of Administration.

- CARRIED

I. Report of Special Committee  
re New Provincial Courts: Cost Sharing

The Special Committee comprising Aldermen Hardwick and Rankin submitted the following report dated May 12, 1971, regarding the new Provincial Courts Complex (Vancouver):

"The Vancouver City Council on January 26, 1971, when considering a Board of Administration report on the New Provincial Courts Complex, directed that a Special Committee be appointed to take up with the Provincial Attorney-General and the Federal Minister of Justice, the matter of possible sharing in the building costs. Subsequently, His Worship the Mayor appointed Alderman Hardwick and Alderman Rankin to this Committee.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee (cont'd)

The Committee has had meetings with Mr. W.W. Edwards, His Honour District Judge L.S. Eckardt, and Mr. A. Stewart McMorran, Q.C., on the subject. Communications were received from Mr. N.O. Mullin, Q.C., Regional Director, Federal Department of Justice.

As a result of these meetings, it has been determined that the Federal Justice Department uses approximately 14% of the Courts' time per week and the costs of providing Courts and staff are borne by the City of Vancouver.

Your Committee has discussed the matter further with various City officials and as a result the two attached letters have been sent to the appropriate Ministers. We will report further when replies have been received. "

MOVED by Ald. Hardwick,

THAT the foregoing report be received for information.

- CARRIED

J. Report of Special Committee re  
Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of May 5, 1971:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the sub-committee, be approved:

Jasvender Grewal (tenant), 1345 East 64th Avenue  
Mrs Ada Hunt, (tenant), 1999 Nelson Street  
Mr S. S. Gill (owner), 7875 Fraser Street  
Mrs Doreen E. Tarko (owner), 5083 Moss Street  
Mr W. J. McCrea (tenant), 2195 East 33rd Avenue  
Mrs Nand Kaur (tenant), 415 S.E. Marine Drive  
Mrs Helena Fleming (tenant), 2737 Kitchener Street  
Mrs Katharina Neufeld (tenant), 6128 Chester Street  
Mrs Evelyn Noel (tenant), 6128 Chester Street  
Mrs Gay Weir (tenant), 5341 McKinnon Street  
April M. Beckett (tenant), 3638 East 28th Avenue  
Mrs M. McCartney (owner), 1410 Nanaimo Street  
Miss Esther Ahola (owner), 2963 Graveley Street  
Mrs Elisabeth Sausais (owner), 1449 East 33rd Avenue

- (b) the following applications be approved for six months from the date of this Resolution:

Mrs T. M. Paradkar (tenant), 1155 East 15th Avenue  
Mr Terance J. Colton (lessee), 1180 East 31st Avenue

- (c) the following applications be approved for one year from the date of the Resolution:

Mr Lava Atanackovich (owner), 2210 West 1st Avenue  
Mrs Ann Chutskoff (owner), 4136 Skeena Street  
Brian W. Steane (tenant), 1249 East 55th Avenue  
Mr Anton Hleb (tenant), 3445 Nanaimo Street  
Mr Edward M. Groves (tenant), 1005 East 54th Avenue  
Mr George W. Barnaby (lessee), 565 East 44th Avenue  
Beverley McQuay (tenant), 1011 East 45th Avenue  
Roy and Arlene Price (tenants), 5481 Ormidale Street

cont'd...

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee  
re Illegal Suites (cont'd)

(d) the following applications be not approved:

Mr Clement O. Prefontaine (owner), 174 East 58th Avenue  
Miss Lisbet Hanson (tenant), 1354 East 18th Avenue  
Mr Giovanni Bevilacqua (tenant), 2689 Kitchener Street

(e) in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Bird,

THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated May 5, 1971, containing clauses (a) to (e) be approved.

- CARRIED

K. Budget and Program:  
Capilano Stadium (Vancouver Art Gallery)

The Board of Administration, under date of May 11, 1971, submitted the following report:

' The Director of Finance reports as follows:

"On April 2nd Council requested the Vancouver Art Gallery to present an operating budget for the Capilano Stadium for one year commencing April 1.

This budget together with a proposed schedule of events is forwarded to Council with the following comments:

- (1) It was expected that provision should be made for approximately \$12,000 for labor and equipment rentals to keep the grounds in shape. This has been discussed with Mr. Emery and he states that the baseball league has taken on this responsibility, using the equipment presently at the Stadium. No provision for grounds maintenance is made in the budget and the inventory does not include extensive maintenance equipment.
- (2) It is noted that \$10,000 is provided in the budget for structural repairs and additions, which is somewhat less than was anticipated for a very minimum of repairs alone. Mr. Emery states in the second paragraph of his letter dated April 23rd:

'A great deal depends on our being able to make the area under the stands habitable for winter occupancy with the budget allotted, but there have already been so many offers of materials and services to help us with this that we hope to be able to achieve this goal.'

- (3) The third paragraph requests a Council decision on the inventory:

'There is one area in which I would wish to have City Council's decision and that concerns the Inventory taken over with the Stadium. A number of the items would be invaluable in the athletic programme and we would wish to use them; much of the rest is merely taking up valuable space and we would wish to dispose of them. Of course, we shall do nothing until we have City Council's approval on this matter.'

Mr. Emery is not able to supply details of their requirements at present so Council may wish to authorize City officials to determine appropriate action in allowing the use of some equipment and the disposition of the remainder.

- (4) The budget is based on the City grant of \$42,000, plus grants applied for from Canada Council of \$26,625., and Vancouver Foundation of \$10,000. Mr. Emery states the grants applied for have not yet been approved and that he will be obliged to gear the program to the available funds.
- (5) Mr. Emery has agreed to present a schedule of payments, seasonally adjusted, which he anticipates will be needed from the City.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Budget and Program:  
Capilano Stadium (cont'd)

For Council Consideration:

- (1) The Vancouver Art Gallery budget as presented for the operation of the Capilano Stadium for one year from April 1, 1971.
- (2) Authority to a committee comprising the Board of Administration, Director of Finance, Supervisor of Property & Insurance and Purchasing Agent to determine the best disposition of equipment as between use, storage, or declared surplus for disposal by the City in accordance with usual procedures.
- (3) Authority to the Director of Finance to advance monthly payments to the Vancouver Art Gallery to meet the needs of the operation, subject to submission of a detailed statement of disbursements and receipts at the end of each quarter, prior to any further advance payments."

Your Board submits the above report of the Director of Finance for Council consideration. '

(attachments are on file in the City Clerk's Office)

MOVED by Ald. Linnell,

THAT the Vancouver Art Gallery budget as presented for the operation of the Capilano Stadium for one year from April 1, 1971, be approved;

THAT authority to a committee comprising the Board of Administration, Director of Finance, Supervisor of Property and Insurance and Purchasing Agent to determine the best disposition of equipment as between use, storage, or declared surplus for disposal by the City in accordance with usual procedures, be granted;

THAT authority to the Director of Finance to advance monthly payments to the Vancouver Art Gallery to meet the needs of the operation, subject to submission of a detailed statement of disbursements and receipts at the end of each quarter, prior to any further advance payments, be granted.

- CARRIED

(Aldermen Sweeney and Wilson are recorded in the negative)

MOVED by Ald. Wilson, in amendment,

THAT the following words be added to the main motion:  
'further that the program be reviewed by November, 1971.'

- LOST

(The motion of Alderman Linnell was put and carried)

---

At this point the Deputy Mayor, Alderman Phillips, took the Chair to relieve His Worship for other business.

L. Bicycle Registration and Storage Facilities:  
Oakridge Police Station

The Board of Administration, under date of May 17, 1971, submitted the following report:

'The City Building Inspector reports as follows:

"On April 20th, 1971 Council gave approval to the building of additional facilities at Oakridge Station to accommodate the registration and storage of bicycles and at the same time appointed the firm of Toby, Russell, Buckwell & Associates as the architects. The report to Council indicates the facilities should be ready by September 1st, 1971 and the Architects advise that, in order to meet this date, a management form of contract should be used. This involves the preparation of preliminary drawings on which selected contractors are asked to

cont'd.....

Regular Council, May 18, 1971 . . . . . 15

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Bicycle Registration and  
Storage Facilities (cont'd)

bid for engagement as management contractors. The successful contractor thereafter co-operates with the Architect and owner in obtaining competitive bids from sub-contractors. A start on construction can be made before all details in the drawings are complete. The Architect advises that, in his opinion, the funds allocated are adequate to provide the required facilities.

It is recommended that the Architects be asked to invite competitive tenders from selected firms to act as management contractors for the provision of facilities for registration and storage of bicycles at Oakridge Station."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted. '

MOVED by Ald. Bird,

THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

M. Proposed Federal Participation:  
Inter-Institutional Policy Simulator

The Board of Administration, under date of May 17, 1971, submitted the following report:

'The Director of Planning and Civic Development reports as follows:-

"Council at its meeting on March 10th, 1970 approved civic participation in a simulation study of the urban structure. This has been proceeding and Council will be receiving a detailed technical progress report in June.

Approximately 2 weeks ago, the officials involved in the study were contacted on behalf of the Honourable Robert Andras, Federal Minister, with the request that the Federal Government would like to participate in this innovative study and to provide substantial financial assistance in return for access to the eventual model. There is also a possibility that the Provincial Government may be involved."

It is RECOMMENDED that Council agree in principle to Federal and Provincial participation in the IIPS Study and that the Director of Planning and Civic Development report back in due course on the proposed financial input and changes of procedure which might ensue because of the involvement of the other governments.'

MOVED by Ald. Hardwick,

THAT no further action be taken until such time as a 'Report Reference' is given to Council by the appropriate officials.

- LOST

MOVED by Ald. Broome,

THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

(Alderman Rankin is recorded in the negative)

MOVED by Ald. Hardwick,

THAT there be a 'Report Reference' on this matter within the next two weeks.

- LOST

Regular Council, May 18, 1971 . . . . . 16

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

N. Second Report of the Standing Committee  
on Planning and Development

MOVED by Ald. Bird,

THAT the second report of the Standing Committee on Planning and Development, dated May 6, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,

SECONDED by Ald. Wilson,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING  
THE ZONING AND DEVELOPMENT BY-LAW  
(West of Boundary Road and North of 49th Avenue)

MOVED by Ald. Calder,

SECONDED by Ald. Sweeney,

THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,

SECONDED by Ald. Sweeney,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,

SECONDED by Ald. Sweeney,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,

SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,

SECONDED by Ald. Sweeney,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)



Regular Council, May 18, 1971 . . . . . 17

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW No. 4068  
BEING THE PLUMBING BY-LAW

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,

THAT leave be given to introduce a By-law to amend By-law No. 4068, being the Plumbing By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOVED by Ald. Linnell,  
SECONDED by Ald. Rankin,

THAT the Medical Health Officer, through the Board of Administration, report on the advisability of including mercury in clause 13 (f) of By-law No. 4558, being an amendment to By-law No. 4068, the Plumbing By-law.

- CARRIED

MOTIONS

1. Allocation of Lands for Highway Purposes  
(8235 Granville Street)

MOVED by Ald. Bird,  
SECONDED by Ald. Sweeney,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. West 10 feet of the East 17 feet of Lot 3 (except the West 20 feet (now highway), of Lot 1 of Block 4, District Lot 325, Group 1, New Westminster District, Plan 2080, as the same is shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated May 10, 1971, and marginally numbered LF 5691

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes:

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

Regular Council, May 18, 1971 . . . . . 18

MOTIONS (cont'd)

2. Expropriation: S/S McSpadden Avenue  
West of Victoria Drive

MOVED by Ald. Bird,  
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land more particularly described as Portion of Lot Twenty-eight (28) in Right-of-Way, Block One (1), Subdivision "D" of Block One Hundred and Forty-six (146), District Lot Two Hundred and Sixty-four (264)"A", Group One (1), New Westminster District, in the City of Vancouver, Province of British Columbia, pursuant to its powers under section 190 of the 'Vancouver Charter', Statutes of British Columbia, 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED

3. Speed Limit: Marine Drive from  
Oak Street to Boundary Road

At the Council meeting on May 11, 1971, Notice was given of the following motion:

MOVED by Ald. Phillips,  
SECONDED by Ald. Broome,

THAT the speed limit on Marine Drive from Oak Street to Boundary Road be 35 M.P.H. as part of a perimeter road system in the City.

(deferred)

MOVED by Ald. Rankin,  
SECONDED by Ald. Adams,

THAT this matter be deferred pending a 'Report Reference' from the appropriate officials.

- CARRIED

4. License Fee for Barbers

At the Council meeting on May 11, 1971, Notice was given of the following motion, which by general agreement of Council, was altered and now reads as follows:

MOVED by Ald. Phillips,  
SECONDED by Ald. Calder,

THAT WHEREAS the present license fee for barber shops is \$20 per annum irrespective of the number of chairs;

BE IT RESOLVED THAT the license fee for barbers be reduced to \$5.00 per chair for barber shops of three chairs or fewer, effective January 1, 1972.

- CARRIED

MOVED by Ald. Wilson, in amendment,

THAT the figure \$5.00 be changed to read \$1.00.

- LOST

(The motion of Alderman Phillips and Alderman Calder was put and carried).

Regular Council, May 18, 1971 . . . . . 19

MOTIONS (cont'd)

5. Taxation based on 100% Value of  
Land and Improvements

At the Council meeting on May 11, 1971, Notice was given of the following motion:

MOVED by Ald. Linnell,  
SECONDED by Ald. Broome,

THAT the City Council obtain a report from the Board of Administration on the effect of taxes based on 100% of land value and 100% of the value of improvements.

- CARRIED

(The motion was put and carried)

6. Canadian Merchant Fleet

At the Council meeting on May 11, 1971, Alderman Wilson submitted the following Notice of Motion, seconded this day by Alderman Sweeney:

MOVED by Ald. Wilson,  
SECONDED by Ald. Sweeney,

THAT His Worship the Mayor write to the Honourable W.A.C. Bennett and the Honourable Don Jamieson requesting that the Premier of British Columbia and the Minister of Transport discuss at their forthcoming meeting on transportation matters, the question of the obligation of the Canadian National Railway to establish a trans Pacific ship service operating out of the Port of Vancouver;

FURTHER THAT the good offices of the Senior Governments be sought in obtaining fulfillment of the 1913 agreement terms.

- CARRIED

(The motion was put and carried)

7. Leave of Absence:  
Alderman Sweeney

MOVED by Ald. Wilson,  
SECONDED by Ald. Bird,

THAT Alderman Sweeney be granted leave of absence from the meeting of Council on Tuesday, June 1, 1971, due to his attendance in Regina at the Canadian Automobile Association convention.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Broome -  
Port Management

referred to a press release in respect of statements by the Minister of Transport in regard to a new national ports policy giving more local autonomy to ports under the National Harbours Board. It is stated a National Ports Council would be established including representatives from Federal and Provincial governments, port authorities and harbour commissions.

The Alderman proposed His Worship the Mayor communicate with the Minister, who is expected to be in Vancouver in the near future and request a meeting with Council in further explanation of the whole matter, with particular details in respect of application of the new policy to the Port of Vancouver.

cont'd....

Regular Council, May 18, 1971 . . . . . 20

ENQUIRIES AND OTHER MATTERS (cont'd)

Port Management  
(cont'd)

The Deputy Mayor so directed.

Alderman Wilson expressed the view that Council's motion of May 11, 1971, in favour of dissolution of the Port of Vancouver Development Committee in June, 1971, should be rescinded. The Alderman requested, in the meeting which His Worship will endeavour to arrange, it would be advisable to include former Mayor Lloyd of Halifax who was a former member of the National Harbours Board.

Alderman Sweeney -  
Proposals for Low Income  
Housing: 200 Units

referred to a newspaper advertisement by C.M.H.C. inviting proposals for construction of 200 low income housing units in Vancouver. The Alderman requested the Board of Administration report as to any action the City Council should take in this matter.

The Deputy Mayor so directed.

Alderman Calder -  
Beautification Project:  
Gastown and Chinatown

enquired of the status of the report re the beautification project for Gastown and Chinatown.

Commissioner Sutton Brown advised a revised report is being prepared and Alderman Bird stated he expected the matter to be before his Standing Committee on Planning and Development as soon as possible.

Alderman Hardwick -  
Meeting: Canadian Council  
on Urban and Regional  
Research

reported orally on the annual meeting of the Canadian Council on Urban and Regional Research which he attended recently. In this regard the Alderman furnished a memorandum, dated May 17, for Council information, in which it is suggested delegates to the forthcoming C.F.M.M. Conference should report back to Council on research plans of that organization.

Alderman Phillips -  
New Brighton Pool

reported the Park Board has agreed to call for tenders for the construction of a new, New Brighton Pool. It is expected to have this pool in operation by the summer of 1972.

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The Council adjourned at approximately 3:50 P.M.

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The foregoing are Minutes of the Regular Council meeting dated May 18, 1971, which were adopted on June 1, 1971.

  
MAYOR

  
CITY CLERK

## BOARD OF ADMINISTRATION . . . . . (WORKS) 1

May 14th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERSCITY ENGINEER'S REPORTRECOMMENDATIONS:

1. LEFT TURN BAYS ON HASTINGS STREET  
AT COMMERCIAL DRIVE

"Hastings Street is one of the most heavily used arterial streets in the City, and any left turn at a signalized intersection creates considerable delay to through traffic. At Commercial Drive, the high traffic volume has resulted in the delay reaching the critical point, giving this intersection the highest priority rating for left turn bay treatment.

The estimated cost of these improvements is \$90,000. Funds are available in the 1970 Streets Capital Budget, Account Code 0146/7904, 'Major Street Paving 1971 Program Unallocated'.

I RECOMMEND that an appropriation in the amount of \$90,000 be provided for the construction of left turn bays at the location as stated above."

Your Board RECOMMENDS that the foregoing be approved.

2. HARO STREET CUL-DE-SAC  
WEST OF BURRARD STREET

"When the Haro Street/Smithe Street Connection was constructed in 1968, part of the works originally included continuing Haro Street through to Burrard Street. However, this was cancelled to await studies regarding property development in this area. These studies have now been concluded, and on December 22nd, 1970, City Council approved that a section of Haro Street be closed and stopped up. It remains, therefore, to construct a turn-around in the remaining section of Haro Street immediately west of the closed portion to serve the abutting properties. In addition, the street entrance on the west side of Burrard Street must be closed by removing the existing curb returns, and constructing new curb and sidewalk across the Haro Street intersection.

The estimated cost of constructing the turn-around and closing the entrance at Burrard Street is \$8,000.

I RECOMMEND that \$8,000 be appropriated from the 1970 Streets Capital Budget, Account Code 0146/7904, 'Major Street Paving 1971 Program Unallocated' for the construction of curbs and gutters, pavement and sidewalks at the location as stated above."

Your Board RECOMMENDS that the foregoing be approved.

BOARD OF ADMINISTRATION, May 14th, 1971 . . . . . (WORKS) 2

3. TWIN SEWER SYSTEM IN THE AREA BOUNDED BY 5TH  
TO BROADWAY AND BRUNSWICK TO FRASER STREET

"This area is presently served by an old and inadequate combined system. Television inspection has shown the system to be in poor condition. The area is now zoned RM 3, and over the past several years, approximately 40% of the area has been rebuilt with apartments.

These sewers are required to give adequate service and to provide continuity in the work program.

The estimated cost of the work is \$265,000.

I RECOMMEND that \$265,000 be appropriated from the 1971 Sewers Capital Budget Account 3-05-04 'Miscellaneous Unallocated' in advance of approval of the 1971 Basic Capital Program."

Your Board RECOMMENDS that the foregoing be approved.

4. TWIN SEWER ON 14TH AVENUE FROM  
PINE STREET TO 275' WEST OF PINE STREET

"This sewer is required to provide service to the property on the south side of 14th Avenue from Pine Street to 275' west of Pine Street.

The estimated cost is \$14,000.

I RECOMMEND that \$14,000 be appropriated from the 1971 Sewers Capital Budget, Account Reference No. 3-05-04, 'Miscellaneous Unallocated' in advance of approval of the 1971 Basic Capital Program."

Your Board RECOMMENDS that the foregoing be approved.

5. Tender No. 37-70-13  
- Motor Graders

Tenders for the above were opened by your Board and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the office of the Purchasing Agent.

Bid numbers refer to the relative position of the bids in ascending order of price. Local content does not change the order of the bids. Funds for the purchase of these motor graders are provided in the Equipment Plant Replacement Fund.

The tender called for prices as follows:

- (1) Outright purchase price.
- (2) Guaranteed bid price based upon City of Vancouver prepared contract.

A guaranteed bid price guarantees the maximum overall cost of the machine over a fixed period of years or operating hours, and includes depreciation and maintenance of the machine over this period. Operating costs as defined in the contract are not included (gas, oil, tires, glass, cutting edges, etc.).

cont'd...

Board of Administration, May 14, 1971 . . . . . (WORKS - 3)

Clause #5 continued:

Guaranteed bid prices were called for to allow the City to analyze this method of buying equipment. Only one bidder offered a guaranteed bid price. Ten bids were offered for an outright purchase. Since this tender was called, the Engineering Department has taken over maintenance of Park Board equipment and has one Caterpillar D5 dozer on a guaranteed bid contract with Finning Tractor and Equipment Ltd.

The tender was let by the two methods to compare outright purchase with guaranteed bidding (life cycle cost method).

The two methods of bidding were compared using the bid prices and City of Vancouver cost history on similar size graders. The guaranteed bid offered by Finning Tractor and Equipment offers a five year life, at a maximum of \$13,100 per year for capital, maintenance, and interest costs. Outright purchase of an alternate grader would cost about \$10,600 per year for capital, maintenance and interest costs, over the present City of Vancouver seven year life. While the guaranteed bid offers the advantage of an upper limit to costs, and some reduction in the costs of downtime, these are not sufficient to offset the extra cost of the guaranteed bid. Costs of administration for a guaranteed bid contract are higher than for outright purchase, and the City already selects bids on the basis of total lifetime cost rather than purchase cost only. In view of these facts, it is concluded that guaranteed bidding is not advantageous to the City at this time. Furthermore, only one supplier out of 6 bidders tendered in this manner. The remainder of the report deals solely with outright purchase.

A power shift transmission was asked for as an optional extra price, and three bidders offered a power shift transmission.

The additional cost of the power shift transmission (\$2,009.15 - includes 5% tax) is offset by:

- an estimated 5% increase in production for the life of the machine.
- an estimated \$500 saving in maintenance repairs over a seven year life (clutch, transmission, engine).
- easier grader operation, allowing for the rotation of operators without causing damage to the motor grader because of lack of experience.

This tender called for prices on one motor grader only. Since this tender call, the 1971 Equipment Replacement Program has been confirmed and includes a motor grader of the same size. Historically, we have not generally received a price advantage on two units instead of one, so the purchase of two motor graders on this tender is recommended.

The low bid, from B.C. Equipment Ltd., at a cost of \$29,028 did not offer a power shift. The low bid for a grader with a power shift, also offered by B.C. Equipment Ltd., did not meet specifications.

cont'd....

Board of Administration, May 14, 1971 . . . . . (WORKS - 4)

Clause #5 continued:

The City Engineer and Purchasing Agent RECOMMEND acceptance of the lowest bid to meet specifications offering a power shift transmission from National Machinery Co. Ltd. for two Huber Model F 1500 motor graders at a total price of \$61,883.00 (\$30,941.50 each including Power Shift Transmission).

Unless noted otherwise, the 5% Provincial S.S. Tax (and any other specified tariff) is in addition to all prices shown in the report and in the tabulation. Federal Sales Tax is not included, as the City of Vancouver is exempt tax on road building machinery."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to contracts satisfactory to the Corporation Counsel.

6. Canadian Pacific Railway Main Line  
Right-of-Way between Rogers Street  
and Clark Drive

The Corporation Counsel reports as follows:

"The Canadian Pacific Railway has delivered to the City a plan of its main line right-of-way lying between Rogers Street and Clark Drive for the approval of the City. The Railway proposes to file this plan in the Land Registry Office in order to acquire indefeasible title to the right-of-way. Before this plan will be accepted by the Land Registry Office, it is necessary that the owners of the lands abutting the right-of-way agree to the common boundaries shown on the plan.

The City owns the Rogers Street, Vernon Drive and Clark Drive street ends and the following described lands, all of which abut the right-of-way:-

- (a) Lot 2, Block 1 (Plan 11111) and Lots 28 to 32 inclusive, south of the Canadian Pacific Railway Right-of-Way, Block 2 (Plan 355) all of subdivision "A", District Lot 182, and
- (b) Lot K (Plan 11110) and Parcel P (Reference Plan 8229) of the bed and foreshore of Burrard Inlet lying in front of District Lot 182.

The City Engineer is satisfied that the boundaries between the City's said lands and streets and the right-of-way are correct.

A copy of the plan is available for reference purposes in the City Clerk's Office.

In the circumstances, it is RECOMMENDED that the said plan be approved by the City and that the same be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.



Board of Administration, May 14, 1971 . . . . . (WORKS - 5)

# INFORMATION

## 7. Pacific Metals - Temporary Use of Boulevard In Front of 247 East 1st Avenue

On November 5th, 1968, City Council refused the requests of Pacific Metals Limited and Davis Trading and Supply Company to lease a portion of the boulevard in the 200 Block East 1st Avenue.

On November 6th, 1968, Mr. Leon Lotzkar of Pacific Metals Limited wrote to the City Council stating that his Company had recently acquired property elsewhere in the City for the purpose of re-locating its operation, but would require at least nine months in order to erect warehousing facilities. Mr. Lotzkar requested permission of the City to continue operating from his existing plant, and to use the boulevard in the same manner as he had heretofore, and during this period, he would phase out his operation.

On December 17th, 1968, City Council adopted the City Engineer's recommendation that Pacific Metals Limited be permitted to use only the sections of the boulevards abutting entrances to its storage areas for the purpose of receiving or shipping materials, and only for the time required to load or unload the carriers and that the use of this boulevard be reviewed in one year's time for report to Council.

The City Engineer reports as follows:

"Since December, 1969, there have been correspondence and discussions between Mr. Leon Lotzkar, the City Engineering Department and His Worship the Mayor. In December, 1969 and August, 1970, Mr. Lotzkar explained that labour troubles and other problems had delayed construction on his new building, and requested extensions in the use of the boulevard.

In March, 1971, a discussion was held between City Engineering Department personnel and J. Lotzkar of Pacific Metals Limited. Mr. Lotzkar informed us that his firm intends to complete construction on the new site at 8360 Ontario Street this year, and they will be vacating the existing site at 247 East 1st Avenue as soon as the building is completed as the lease on this location terminates at the end of the year. Development Permit No. 54574 was issued March 8th, 1971 for the new site.

There have been no complaints concerning the condition of the boulevard since Council considered the matter on December 17, 1968".

Your Board submits the foregoing for the INFORMATION of Council.

# RECOMMENDATION

## 8. Request for Street Closure: Fair and Bazaar Saturday, May 29, 1971

Your Board submits the following report of the City Engineer:

"R.B. Archambault, on behalf of the Immaculate Conception Church, is requesting permission to close 28th Avenue for a half-block from Alma Street west to the dead end.

cont'd...

Board of Administration, May 14, 1971 . . . . . (WORKS - 6)

Clause #8 continued:

They wish this closure in order to hold a May Fair and Bazaar on the street between 12 Noon and 5 P.M. Local traffic will be permitted access.

The residents of 28th Avenue that will be directly affected by the closure have indicated by letter that they have no objection to the proposal.

There are no objections from a Police Department or Traffic Engineering standpoint. Transit is not affected.

Accordingly it is RECOMMENDED that the Immaculate Conception Church be permitted to close off to vehicular traffic, 28th Avenue from Alma Street west to the dead end on Saturday, May 29th, from 12 Noon to 5 P.M. provided that:

- (a) The applicant enter into an agreement with the Corporation Counsel indemnifying the City against all possible claims that may arise from the street closure.
- (b) The cost of barricading be borne by the applicant."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

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FOR ADOPTION SEE PAGE(S) 626

Board of Administration, May 14, 1971 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Britannia Community Services Centre

The Director of Planning and Civic Development reports as follows:

"At its regular meeting on November 17th, 1970, Council 'In Camera' when dealing with the innovative housing proposal in connection with the Britannia Community Services Centre resolved:

'FURTHER THAT the Narod Brief be received and referred to the committee of citizens and officials (Britannia Planning Advisory Committee) when appointed.'

The Narod proposal had been to develop three highrise towers under the innovative housing fund but C.M.H.C. had not been able to include it in the 1970 Innovative Housing programme.

At its meeting on April 21st, 1971, the Britannia Planning Advisory Committee considered the Narod brief and resolved:

'THAT the Committee inform City Council that it considered the incorporation of housing of the scale and density envisioned in the Narod brief with the Britannia complex as completely unacceptable. The Committee further advise Council that while the development of housing in association with the Britannia complex might be desirable it should in no way interfere with the current progress of planning or delay the construction of the complex.'

It is therefore RECOMMENDED that in the light of the resolution of the Britannia Planning Advisory Committee and in view of the fact that in any event there are no innovative housing funds available at the present time, no further action be taken on this matter."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

2. Trees Obstructing View - Communication from Captain J. T. Hamilton

The Director of Planning and Civic Development reports as follows:

"A letter dated April 23rd, 1971 from Captain J.T. Hamilton (as attached) has been distributed.

The writer suggests that there is a 'great green wall of trees' that extends along the north side of Point Grey Road almost continually from the Kitsilano Pool to Alma Road.

cont'd.....

Board of Administration, May 14, 1971 . . . . . (BUILDING - 2)

Clause #2 continued

Captain Hamilton suggests that these trees, which are primarily on private property, be removed or topped to allow a view of the bay and mountains for people inland. He also suggests that this requirement should be enforced by by-law.

The suggestion by Captain Hamilton is unusual because the usual complaint is that trees are being removed not retained.

While it is true that the trees do partially block the distant view to the north, it is also blocked by buildings on the north side of Point Grey Road. Trees contribute to the environment in a number of ways - they cut the effect of onshore breezes and also improve the micro-climate - they act as a unifying feature in urban design and are an asset rather than a liability.

While the City hopes to acquire some of the waterfront property over a very long period of time, it is unlikely that this will lead to extensive tree removal. Although the view obstruction may be an inconvenience, it does not seem practicable to attempt to have them removed or trimmed in this case.

It is RECOMMENDED that Council receive the letter from Captain Hamilton, send him a copy of this report and refer the letter and report to the Board of Parks and Public Recreation for any further comments."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be adopted.

3. South/West Corner of Nanaimo and Copley Streets

The City Engineer and Director of Planning and Civic Development report as follows:

"On December 22nd, 1970, City Council passed the following motion dealing with proposed rezoning of lot 27, Block A, D.L. 741 situated at the Southwest corner of Nanaimo and Copley Streets:

'That the property be rezoned from C-1 Commercial District to RS-1 One-Family Dwelling District, and no further action be taken with respect to this application until a report is submitted to Council with regard to the traffic situation and the subdivision of the area in question.'

A. History

Lot 27 (along with the adjacent lot 28) was purchased in 1960 after being offered to the City. The lots were purchased to provide for a 19th Avenue - 22nd Avenue arterial connector.

Plans to develop 19th Avenue as an east-west arterial were subsequently abandoned because the development of 19th Avenue as a major street would have created undesirably small 'neighbourhood' areas.

B. Present Conditions

Copley Street intersects Nanaimo Street at a sharp angle rather than at the more acceptable 90°. Although the turning movement from Copley Street to southbound Nanaimo Street requires a sharp

cont'd . . .

Board of Administration, May 14, 1971 . . . . . (BUILDING - 3)

Clause #3 Continued

turning movement which is made at the lower end of a rising grade on Nanaimo Street, this turn takes place through a right turn cut-off, controlled by Stop sign, and the intersection itself is level; which are fairly normal conditions.

Although 19th Avenue/Copley Street is a 'collector' route along the south side of John Hendry Park, traffic volumes are not much higher than on a residential street and therefore the number of vehicles wishing to turn southbound onto Nanaimo is relatively small.

The intersection with Nanaimo could be straightened out by extending 19th Avenue through to Nanaimo, but this is not considered to be a desirable solution for two reasons:

- (a) The difference in grade and short distance between Copley Street and Nanaimo Street on 19th Avenue extended would result in a short, steep approach to the 19th Avenue/Nanaimo intersection at a point part way up the rising grade on Nanaimo. From a traffic point of view, this sloping intersection would be inferior to the existing level intersection.
- (b) Because Copley Street has to be kept open, to serve abutting properties and because of substantial underground utilities, the extension of 19th Avenue would isolate the residual portion of lot 27 and leave it surrounded by Copley Street, Nanaimo Street and the 19th Avenue extension. Such isolation would leave the residual property too small for satisfactory development.

The accident history for the past five years is not unusual, but does show a predominance of rear-end accidents in the northbound (downhill) direction on Nanaimo Street. It is felt that the marked crosswalk at 20th Avenue and Nanaimo Street is the main contributing factor to these accidents. There does not appear to be a significant number of accidents related specifically to traffic movements involving Copley Street.

C. Conclusion

In view of the greater traffic and subdivision disadvantages of the suggested extension of 19th Avenue through to Nanaimo Street, your officials have concluded that the retention of the existing 19th Avenue and Copley Street layout is the most suitable arrangement.

Because the lot in question is double fronting on Nanaimo Street and on Copley Street, any proposals for a dwelling or auxiliary buildings to be constructed on this site should be referred to the Technical Planning Board. In considering development proposals the Board should have specific regard to the design of the dwelling and auxiliary buildings in relation to the surrounding homes.

Accordingly it is RECOMMENDED that:

- (a) the existing 19th Avenue/Copley Street layout be retained
- (b) development proposals for the site be subject to consideration by the Technical Planning Board."

Your Board RECOMMENDS the foregoing report of the City Engineer and Director of Planning and Civic Development be adopted.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 626

Board of Administration, May 14, 1971 . . . . . (FINANCE - 1)

## FINANCE MATTERS

### RECOMMENDATIONS

#### 1. Reorganization of the Environmental Health Division - Health Department

The Medical Health Officer, Director of Personnel Services, and the Co-ordinator of Data Processing & Systems report as follows:

#### Function of the Environmental Health Division

Health inspectors review actual and potential environmental health problems by investigating complaints and by routinely surveying premises, operations, lands and waters of Vancouver. Solutions to the problems identified are sought by persuading persons to observe healthier practices or to upgrade buildings or equipment used. Much information is given to the public by personal contact, printed material or the use of mass media.

Legislation enforced (if necessary) by the public health inspectors includes:

#### Province of B.C.

- Health Act
- The Provincial Meat Inspection Act
- The Provincial Milk Act
- The Provincial Shell Fish Regulations
- Regulations Governing the Sanitation of Barber-shops and Beauty Parlours
- Regulations Governing the Sanitation of Eating and Drinking Places
- Community Care Facilities Licensing Act & Regulations, 1969
- The Mobile Home-Parks Regulations, 1967
- Regulations Governing Public Swimming Pools, 1967
- Regulations Governing Sewage Disposal, 1967
- Wiping Rag Regulations

#### City of Vancouver By-laws

- Health By-law No. 4387
- Garbage By-law No. 2035
- Building By-law No. 4193
- Plumbing By-law No. 4068
- Zoning and Development By-law No. 3575
- Lodging House By-law No. 3686
- Trailers and House Cars By-law No. 3644

#### Organization of the Environmental Health Division

The Division has a staff complement of twenty-five (25) which is composed of the Director, a Food Control Officer, Sanitation Control Officer, Communicable Disease Control Officer, and twenty-one (21) Inspectors.

These following assignments reflect the current best staff deployment required to meet the responsibilities listed above. It has been necessary from year to year to adjust the assignments from within the scope of work covered by the job description. Inspectors have their assignments changed to other types of premises, applying their same training to a different area of work. Improved efficiency and standardization of work has been possible without regarding the inspectors as "specialists" within the environmental health field.

...Cont'd.

Board of Administration, May 14, 1971 . . . . . (FINANCE - 2)

Clause No. 1 (Cont'd.)

The current deployment of the twenty-one (21) field inspectors is as follows:

- 8 inspectors - food premises
- 9 inspectors - general sanitation (includes housing, lodging houses, public complaints)
- 1 inspector - institutions (nursing homes, boarding homes, schools, day care centres)
- 1 inspector - waterfront pollution (both survey and follow-up correction)
- 1 inspector - swimming pools, beaches, rodent control (and other pests)
- 1 inspector - office communications, complaints, plan consultation.

The Medical Health Officer has recommended a minor organizational change in the Environmental Health Division. His recommendation was referred to the Research and Systems Committee for review.

The Co-ordinator of Data Processing & Systems examined the existing organizational structure, the responsibilities of the employees of the division and the proposed changes which are

- (a) The two positions of Food Control Officer and Sanitation Control Officer have long been classified as consultants to the Health Inspectors, in two of the three branches of the Division, with overall supervision of the inspectors being the responsibility of the Director of Environmental Health. Since there are in total, twenty-one (21) field inspectors, the Director cannot be expected to adequately supervise their work. The best solution to this problem is to assign to the two Control Officers the responsibility of supervising the work of the Inspectors. This can be done without affecting their normal duties and in fact they already have had to assume this responsibility during the past year. Each will be responsible for the work of about ten inspectors.
- (b) The Medical Health Officer wishes to assign to one inspector the responsibility of receiving and answering all complaints from the public on environmental health matters, assessing their significance and relaying the serious complaints to the Health Inspectors in the field for further investigation. He will answer general enquiries on environmental health matters or refer the caller to the appropriate person or agency for assistance. He will also examine plans for the construction or alteration of public eating facilities, public housing and related premises, swimming pools and food processing equipment to ensure conformance with health bylaws and regulations. Currently this work is being done by all the inspectors but lacks the co-ordination that one person could give.
- (c) Prior to December 1969, most health inspectors worked from four of the five decentralized health unit offices. It was therefore appropriate to recognize four of the seven Public Health Inspector II's as "office seniors". When all public health inspectors moved to the East Wing, City Hall, there was no further necessity for this "office Senior" function. (No Public Health Inspector I has been promoted to Public Health Inspector II since 1958 when an inspector of 10 years experience could earn reclassification upon passing an examination.)

... Cont'd.

- (d) The Director of Environmental Health position has been filled temporarily since July, 1969 while attempts were made to find suitable candidates. The Medical Health Officer now proposes to reduce the required qualifications for the position.

Present and proposed organization charts are shown in Appendix A and B respectively, which are circulated.

The Co-ordinator of Data Processing and Systems agrees with the recommendations of the Medical Health Officer, since the changes should result in an improved operation of the Division without any increase in staff.

The Director of Personnel Services has reviewed the proposed changes and has determined their effect on the classifications of the positions involved. His recommendations are as follows:

(a) Director of Environmental Health

The position of Director of Environmental Health was vacated on July 31st, 1969, and has been filled on a temporary basis since then. Despite repeated attempts to fill this position permanently, including advertising in professional journals and newspapers in Canada and the United States, a suitable candidate has not been located. Consequently, it is now being proposed to reduce the required qualifications for this position from university graduation with major courses related to environmental sanitation and public health, plus a post graduate course in public health, to certification in public health inspection, and extensive related experience. In light of these changes, I recommend that the position be reclassified from Pay Grade 33 (\$1138-1365) to Pay Grade 31 (\$1040-1246) and also recommend that it be retitled as Public Health Inspector V, effective when adopted. Class Specification No. 465 as revised and retitled is submitted for approval. This position is to continue to be excluded from Union jurisdiction.

(b) Food Control Officer and Sanitation Control Officer

The two positions of Food Control Officer and Sanitation Control Officer were originally established as consultants to the Public Health Inspectors. In other words, their function was to provide technical advice and assistance with overall supervision of the Division being the responsibility of the Director. However, these positions now function in a supervisory capacity over the Public Health Inspectors as well as retaining the consultative role, with each of the Officers responsible for the work of approximately ten Inspectors. In light of these changes, I recommend that these positions be reclassified as Public Health Inspectors IV and rated at Pay Grade 28 (\$905-1083), effective May 16th, 1970. I have recommended the single classification for both positions because many of the duties performed and qualifications required of each are quite similar in nature. Class Specification No. 469, Public Health Inspector IV, is submitted for approval.

(c) Communicable Disease Control Officer

I recommend that this position be retitled as Public Health Inspector III to integrate it into the Public Health Inspection class series, and submit Class Specification No. 473 for approval. Minor editorial changes have also been made in the class specification which do not change the nature of the work. No change in salary is involved.

(d) Public Health Inspector I

The City Medical Health Officer has assigned to the Public Health Inspector I position occupied by M. Baker, the function

...Cont'd.



Clause No. 1 (Cont'd.)

of receiving and answering all complaints from the general public on environmental health matters, assessing their significance and relaying the serious complaints to the Health Inspectors in the field for further investigation. He answers general enquiries on environmental health matters or refers the caller to the appropriate person or agency for assistance. The incumbent also examines plans for the construction or alteration of public eating facilities, public housing and related premises, swimming pools, and food processing equipment to ensure conformance with health by-laws and regulations. I recommend that Mr. Baker receive two additional pay grades for performing these duties commencing December 21st, 1970. I further recommend that this arrangement be on a temporary basis only and that the position be reviewed as to permanent classification when it is vacated.

(e) Public Health Inspectors II

The Health Department has seven positions of Public Health Inspector II on its establishment at the present time. Since relocation in the City Hall, East Wing, these positions no longer have "office senior" responsibility. Also, the City's policy of reclassifying Public Health Inspector I to this level after meeting certain training and experience qualifications was discontinued some time ago. Recently, therefore, positions of Public Health Inspector II have been reclassified to the I level as they have become vacant. I recommend that there continue to be a careful review of each Public Health Inspector II position when it is vacated in order to determine the appropriate classification level.

This report has been discussed with the Business Manager of the Municipal and Regional Employees Union who agrees with the recommendations. It has also been discussed with the City Medical Health Officer who also concurs except that he disagrees with the reduction in salary level recommended for the position of Public Health Inspector V (formerly Director of Environmental Health).

The estimated recurring annual cost of these proposals, determined by the change in the final step in the pay range at 1971 rates and including fringe benefits at 10% is \$640. The additional salary and fringe benefit costs for 1970 and 1971 will be \$4,085.

The Comptroller of Accounts advises that the additional funds in the amount of \$4,085.00 will be provided for by an adjustment within the 1971 Departmental Budget."

SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
<u>Vacant</u> (Presently filled on a temp. basis)	Director of Environmental Health* P.G. 33 (\$1138-1365)	Public Health Inspector V* P.G. 31 (\$1040-1246)	When adopted
D.A. Morgan	Food Control Officer P.G. 27 (\$866-1040)	Public Health Inspector IV P.G. 28 (\$905-1083) (\$994-1083)**	May 16, 1970
J.A. Stringer	Sanitation Control Officer P.G. 27 (\$866-1040)	Public Health Inspector IV P.G. 28 (\$905-1083) (\$994-1083)**	May 16/1970
A. Mackie	Communicable Disease Control Officer P.G. 26 (\$827-994)	Public Health Inspector III P.G. 26 (\$827-994)	When adopted
M. Baker	Public Health Inspector I P.G. 23 (\$721-866)	Public Health Inspector I P.G. 23 (\$721-866) (Plus two Pay Grades)	Dec. 21, 1970 and to continue on a temporary basis until position is vacated***

...Cont'd.

Board of Administration, May 14, 1971 . . . . . (FINANCE - 5)

Clause No. 1 (Cont'd.)

Incumbent	Present Classification	Proposed Classification	Effective Date
All Positions	Public Health Inspector II P.G. 25 (\$791-947)	All positions to be reviewed with respect to proper classification when vacated.	

- \* Exclusion from Union jurisdiction
- \*\* Effective salary under Personnel Regulation No. 160-1(a)
- \*\*\* To be reviewed again when position is vacated, and a permanent classification to be established at that time.

YOUR BOARD

- RECOMMENDS THAT
- (a) The change in organization be approved;
  - (b) The following Class Specifications as revised by the Director of Personnel Services be approved:
    - No. 465 - Public Health Inspector V (Revised & Retitled)
    - No. 469 - Public Health Inspector IV (Revised & Retitled)
    - No. 473 - Public Health Inspector III (Revised & Retitled)
    - (Copies circulated for information.)
  - (c) The following Class Specification be abolished:
    - No. 463 - Food Control Officer
  - (d) The foregoing recommendations of the City Medical Health Officer, Director of Personnel Services and the Co-ordinator of Data Processing and Systems be adopted.

CONSIDERATION

2. Two NEW Positions, Civic Development Division,  
Department of Planning and Civic Development.

The Director of Personnel Services and the Director of Planning and Civic Development report as follows:

"At its meeting on April 27, 1971, when dealing with a recommendation from the Board of Administration on the classification and establishment of two NEW positions for the Civic Development Division, Council passed the following resolution:

'THAT this clause of the report of the Board of Administration (Personnel matters, Supplementary) dated April 23, 1971, be referred back to the Director of Planning and Civic Development for further report; the Director of Planning and Civic Development to be advised that the Council is concerned that people with development experience be considered and has enquired of the necessity of such persons having a professional degree.'

. . . Cont'd.

Board of Administration, May 14, 1971 . . . . . (FINANCE - 6)

Clause No. 2 (Cont'd.)

The Class Specification which was submitted for approval is intended to cover all of the positions at this level in the Planning and Civic Development Department and is in fact a revision of the present Class Specification. The revisions were intended to provide for the requirements of the Civic Development Division bearing in mind that a different type of individual than the standard Planner III would be required particularly someone with development experience.

The proposed Class Specification is resubmitted with the additions to cover the Civic Development Division underlined so that Council may readily see the sort of experience and qualifications which are intended to apply to incumbents of the Civic Development Division.

It is suggested that Council may wish to reconsider the matter with this background in mind."

Your Board submits the report of the Director of Personnel Services and the Director of Planning and Civic Development for the CONSIDERATION of Council.

(Copies of revised Class Specification No. 211 are circulated for information.)

RECOMMENDATIONS

3. Four Seasons Question:  
Voting Cost and Election Post Cards

The City Clerk reports with recommendations on three matters affecting the voting on the Four Seasons Question:

"I estimate the cost of conducting the vote on the Four Seasons Question will be \$26,750. The Director of Finance advises me that funds are available in the Contingency Reserve to meet this expenditure. I, therefore,

- RECOMMEND (a) THAT the sum of \$26,750 be provided from Contingency Reserve to meet the cost of the vote on the Four Seasons Question.
- (b) THAT the Council authorize the sending of Post Cards to each Owner-Elector in accordance with past practice.
- (c) THAT Council authorize the City Clerk to advertise the wording of the Question in the daily newspapers."

Your Board RECOMMENDS that the foregoing recommendations of the City Clerk be adopted.

Board of Administration, May 14, 1971 . . . . . (FINANCE - 7)

4. Replacement of Stage Lighting System  
The Queen Elizabeth Theatre

The Manager of the Queen Elizabeth Theatre reports as follows:

"The replacement of the Stage Lighting System in The Queen Elizabeth Theatre has been scheduled to be carried out over a period of three years in the following work sequence:

- |              |  |          |
|--------------|--|----------|
| Year One -   | Install 80 dimmer controlled circuits connected to existing control facilities.    |          |
| -            | Estimated cost   | \$70,000 |
| Year Two -   | Install additional 40 dimmer controlled circuits, and modify patch panels to suit. |          |
| -            | Estimated cost   | 40,000   |
| Year Three - | Replace existing control console and present equipment.                            |          |
|              | Estimated cost   | 90,000   |

City Council has set aside the sum of \$70,000 in its 1971 Capital Budget for the work in the first year of the Schedule.

The Theatre Manager recommends as follows:

- (a) THAT the first stage of this program, i.e. costing \$70,000 be approved
- (b) THAT the City Engineer be authorized to proceed with this first stage of the replacement program.

The Auditorium Board in concurring with the recommendations of the Manager is available to Council if considered advisable however, in any event, should the Council consider other than approving action, the Board would wish the opportunity to appear."

Your Board RECOMMENDS the recommendations of the Theatre Manager be approved and the City Engineer instructed accordingly.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 627

BOARD OF ADMINISTRATIONPERSONNEL MATTERSREGULAR REPORTMAY 7, 1971RECOMMENDATION

1. Revision of Regulation 270,  
"Vacancies - Filling of"

The Director of Personnel Services reports as follows:

"Periodically all personnel regulations are reviewed and brought up to date if necessary. Normally these updating changes are not submitted to Council since they do not affect any changes in basic policy. However, there have been some revisions introduced to Regulation 270 which are considered to require Council approval. I have extracted these particular revisions from this Regulation (see below) and I recommend that they be adopted as submitted:

- '270-2. Inside, Nurses, Formen, Electrical, Police and Fire Clerical, and Fire Alarm Operators

(a) Posting of Vacancies

Notices of all vacancies are posted for one week by the Director of Personnel Services, who will receive the resulting applications.

Re: Heads of Departments. In addition to posting positions as above, vacancies for Department Heads will be advertised before appointments are made, and vacancies for Deputies, Assistants and Division Heads may be advertised before appointments are made. (See Reg. 270-5 for appointment procedures.)

(f) Transfers

- (1) If a position becomes vacant, an employee of the same department with the same classification as the vacant position may be transferred into the vacant position without it being posted. The position then becoming vacant would subsequently be posted and filled as per Sections a, b, and c above.
- (2) Transfers between departments will be posted and filled in the usual manner.

. . . Cont'd.

Board of Administration, May 7, 1971 ..... (REGULAR PERSONNEL - 2)

Clause No. 1 (Cont'd.)

- (3) In the situation where a vacancy does not exist but where it is desirable to switch or rotate employees of the same classification from one position to another within a department, the following procedures will apply: The Department Head shall discuss the proposed transfer with the employees involved and shall have the authority to effect the transfer without the positions being posted. If in the event that the employees concerned feel that such a transfer would result in some form of inequity or prejudicial treatment, grievance procedures as set out in the applicable Union agreements may be initiated.

270-5. Appointment of Department Heads, Deputies, Assistants of Division Heads

The appointment of Department Heads is made by City Council. Department Heads, when appointing Deputies, shall have approval of Council, and when appointing Assistants or Division Heads, shall have the approval of the Board of Administration, as to the suitability of the appointee, before confirming the appointment.'

The provisions of Regulation 270-2(f) have been submitted to the affected bargaining units (Municipal and Regional Employees' Union, Registered Nurses Association of B.C., City of Vancouver Foremen's Assoc., I.B.E.W. Local 213, Vancouver Firefighter's Union, Local 18) who have not indicated any opposition."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 627

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTMAY 14, 1971RECOMMENDATIONS

1. Auto Allowance -  
Robert D. Watt, City Archivist

The Director of Finance reports as follows:

"The City Clerk states that

'Mr. Watt took up his position as City Archivist as of May 1st. His office is located in the present quarters allotted to the Archives, being the Vancouver Public Library building.

Mr. Watt has told me that he believes he will need to use his car frequently in connection with City business and, in particular, travelling between the City Hall and his present office, attending at the site of the new Archives building, meeting with the architects and attending various meetings in connection with planning the Archives. To a modest degree now and to a much greater degree in the future, Mr. Watt will be involved in interviews with prospective donors of material and discussions with those who know of material which should have a permanent home in the City Archives.

Consequently, I would ask that suitable arrangements be made to provide Mr. Watt with an auto allowance on a regular basis.'

It is recommended that an auto allowance on the monthly basis be authorized for the position of City Archivist presently occupied by Robert D. Watt, effective from the date of his appointment."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 627

BOARD OF ADMINISTRATIONPROPERTY MATTERSMAY 14, 1971RECOMMENDATIONS1. City Lands South Side of False Creek:  
Demolitions

The Supervisor of Property and Insurance reports as follows:

"On January 1st 1971, the City assumed direct control of the tenants on the South side of False Creek, between Cambie Street and Fir Street.

Inspection of all the improvements to ascertain their condition within this area has been carried out. There are approximately 35 main buildings in various states of repair, ranging from good to a state of collapse.

In view of the proposed redevelopment of this area, which will require the ultimate removal of all existing improvements, it is recommended that the Supervisor of Property and Insurance be authorized to proceed with demolitions on the following basis:

- (1) Those buildings which are structurally unsound or in a hazardous condition and do not warrant the cost of repairs, be demolished when vacant and the site cleared and graded to make the land suitable for renting until required for redevelopment.
- (2) Remaining buildings to be rented on a monthly basis with the tenants being responsible for all expenses. When the lands are required for redevelopment, the buildings to be demolished or removed in accordance with the established policy of reporting through the Board of Administration.

It is anticipated that the costs of demolition of buildings in poor condition will not exceed \$50,000.00 for the year 1971. In this connection \$180,000.00 was set up in the supplementary budget in 1970 for the acquisition of additional property for redevelopment of the City lands in the False Creek area. It is anticipated that the money for acquisition of these properties will not be required until after Council has made a decision on the Consultants' reports some time in 1972. Consequently, it is proposed to draw the necessary funds for demolition costs and related site preparation up to a maximum of \$50,000.00 from this fund, Code No. 4950/790."

Your Board

**RECOMMENDS** the foregoing recommendations (1 and 2 above) of the Supervisor of Property and Insurance be adopted, costs charged to account code 4950/790.

2. Demolition of City-owned Building:  
690 East 5th Avenue

The Supervisor of Property & Insurance reports as follows:

"Lots 10A-12A, Block 86, D.L. 264A, Zoning RM-3, 690 East 5th Avenue, (99' x 122') is improved by a two-storey reinforced concrete, wooden frame industrial building which was acquired by the City in January 1960 as an advance purchase for Redevelopment Project 3. The site is situated in an RM-3 Multiple Residential area and was rezoned to this use from M-1 Industrial in 1958. The building has been rented continuously for industrial purposes since its acquisition. The lease of the building, which was to a food manufacturing concern, expired on March 31st 1971, and the tenants have vacated the premises.

cont'd...



Board of Administration, May 14, 1971 . . . . . (PROPERTIES - 2)

Clause 2 Cont'd.

With the expiration of this lease, examination has been made into the matter of continuation of this industrial non-conforming use and as an alternative the demolition of the structure, consolidation of the property with the two adjoining City-owned vacant lots creating a site of 165' x 122' for sale and development in accordance with the present zoning.

The latter course of action, i.e. the demolition of the building for ultimate resale is considered the most desirable course of action for the following reasons:

- (a) The building requires considerable alterations and renovations to permit its re-occupation, and the realm of cost is in the vicinity of \$15,000 to \$20,000. To justify such expenditure it would necessitate the continuation of this non-conforming use for some considerable time.
- (b) A considerable number of new apartment structures have recently been completed in this general area including a fairly large complex to the East. The City itself has recently sold lands immediately to the South of the subject property for apartment use.
- (c) The Director of Planning has approved the release of the land for sale subject to building demolition, site consolidation etc.

It is therefore RECOMMENDED that the Supervisor of Property & Insurance be authorized to proceed with the demolition of the building known as 690 East 5th Avenue, and arrange for the clearing, consolidation and re-sale of the lands. "

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Demolition of Old Georgia Viaduct Over  
B.C. Hydro & Power Authority Lands

The Supervisor of Property & Insurance reports as follows:

"Under an agreement dated August 10, 1970, entered into between the City of Vancouver and the B.C. Hydro & Power Authority, the City would indemnify the Authority for any costs, losses, damages or expenses incurred due to the demolition of the Old Georgia Viaduct or construction of the Georgia Viaduct Replacement.

B.C. Hydro have two buildings beneath the Old Viaduct which are situated on the East side and the West side of Carrall Street. The building on the West side of Carrall Street is 3 stories and used for storage, as a workshop and has some office space. The building on the East side of the street is 2 stories and is the main storage depot for power line equipment for the entire Province. It must be available on a 24-hour basis for materials which may be required for emergency breaks in electrical service as well as day-to-day maintenance. These two buildings have a total of 19 piers running through them which support the Viaduct. Attached to the 2-storey building is a steel shed occupied by the Line Stores. This is not directly under the Viaduct, but is in the work area and any falsework erected to protect the main building would necessitate removal of some of the roof and the moving of all the material stored inside. In addition there is equipment, such as transformers, switches, etc. stored in the open under the Viaduct which will have to be moved.

At present B.C. Hydro occupies approximately 53,000 sq.ft. of floor area <sup>below or</sup> adjacent to the Viaduct, and in addition 7,200 sq.ft. of open storage beneath the Viaduct. The contract specifications for the demolition of the Old Georgia Viaduct were prepared on the basis that the buildings would remain, and that the contractor would be responsible for construction of the necessary falsework and any other necessary steps to protect the buildings.

cont'd....

Board of Administration, May 14, 1971 . . . . . (PROPERTIES - 3)

Clause 3 Cont'd.

Preliminary estimates of the costs which would be payable to B.C. Hydro & Power Authority for costs, losses, damages or expenses incurred due to the demolition of the Old Georgia Viaduct have been investigated. The minimum costs that can be anticipated are on the basis that Hydro will be able to remain in occupation and have use of the buildings during the total time demolition is in progress. It would still be necessary to move stock out of the steel shed attached to the stores building, temporarily storing it in alternate buildings and then moving it back. This is estimated at \$7,500.00.

Discussions have been held with representatives of Workmen's Compensation Board and the Engineering Consultant for the Insurance Companies and they have stated that they are not prepared in advance to approve the continued occupancy of the buildings during demolition of the bridge structure. If they should decide that normal work cannot be permitted under the Viaduct during demolition it would then be necessary for B.C. Hydro to remove their whole operation for a minimum 2-month period and the total cost to the City is estimated to be in the realm of \$61,000.00.

Discussions have taken place between B.C. Hydro, Cleveland Wrecking Company, (the demolition contractor) and City staff to consider problems related to the demolition of the Viaduct, with a view to minimizing disruption to B.C. Hydro operations. During these discussions it was ascertained that B.C. Hydro intend to redevelop this yard area within the next few years and in this regard the subject buildings would ultimately be demolished.

The possibility of Hydro advancing the date for abandonment of these buildings was then investigated. There would appear to be decided advantages to all parties if such an arrangement could be worked out. Under any such arrangement it will be necessary for B.C. Hydro to rent alternate buildings for an estimated 18-month period during which time they would have the new building designed and constructed at Newton, B.C.

After extensive negotiations the following basic proposals have been worked out by the three parties concerned:

- (1) B.C. Hydro & Power Authority has agreed to move out of the buildings under and adjacent to the Viaduct and to demolish the structures by or before September 15, 1971 and to accept the sum of \$90,000.00 all inclusive and there would be no disruption claims from B.C. Hydro on the demolition of the Old Georgia Viaduct.
- (2) Cleveland Wrecking Company, whose demolition job would be much simplified by this arrangement, has agreed that if these buildings are demolished and the site left clear, they are prepared to have their contract price with the City reduced by \$68,000.00.
- (3) In addition, the Insurance Underwriters in carrying the City's Public Liability and Property Damage policy on the demolition of the Viaduct, state that if these buildings were removed in advance of demolition, there should be a reduction in premium in the amount of \$12,000.00.

The City of Vancouver will agree to pay to B.C. Hydro the sum of \$90,000.00 as mentioned in (1) above. The City would in turn recover from the demolition contractor the sum of \$68,000.00 as in (2) above, plus a sum of \$12,000.00 as in (3) above.

The net cost to the City under this proposal is therefore \$10,000.00.

The Georgia Viaduct Replacement Committee at its meeting April 21, 1971 reviewed the alternatives. If the buildings are permitted to remain the costs will be in the realm of a minimum of \$7,500.00 and a maximum of \$61,000.00. In view of the uncertainties involved with the demolition of the Old Georgia Viaduct the Committee have therefore endorsed the proposals as shown in (1), (2) and (3) above.

cont'd....

Board of Administration, May 14, 1971 . . . . . (PROPERTIES - 4)

Clause 3 Cont'd.

It is therefore RECOMMENDED that the City enter into an agreement drawn to the satisfaction of the City Solicitor, with B.C. Hydro & Power Authority as per Item (1) above, and subject to a written undertaking from Cleveland Wrecking Company as per Item (2) above and the insurance liability coverage be reduced to allow the premium to be adjusted in accordance with Item (3) above after the buildings are demolished."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

4. Rental Review:  
111 Alexander Street

The Supervisor of Property and Insurance reports as follows:

"By Resolution of Council dated July 21st, 1970, Lots E<sub>2</sub> 23, 24 & 25, Except Right-of-Way, Block 1, D.L. 181-196, 111 Alexander Street, and improvements consisting of a small cafe were leased for a 3-year period commencing June 1st, 1970, subject to a review of the rental at yearly intervals.

In accordance with the foregoing, a rental review has now been completed with a recommended increase from \$40.00 per month plus all taxes to \$62.00 plus all taxes. Mr. R. C. Foot, proprietor of the leased cafe, has indicated his acceptance of the increase effective June 1st, 1971.

RECOMMENDED that commencing June 1st, 1971 rental of the premises at 111 Alexander Street be increased to \$62.00 per month plus all taxes as if levied."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Insurance on City of Vancouver Bridges

Your Board has received the following report from the Director of Finance and the Supervisor of Property & insurance.

"The City's Three Year Bridge Insurance Policy expires July 1, 1971. The policy insures bridges with a replacement cost value in excess of \$50,000,000 against loss or damage from fire, impact, explosion, earthquake and other perils. It contains a deductible clause which provides that the City will pay an amount equal to 1% of the value of the damaged bridge in respect of any claim.

Even before the recent earthquakes in California there was a very restricted market prepared to accept a risk of this magnitude. After discussing the matter with Mr. Douglas Macdonald, the City's Insurance Consultant, it is our opinion that in view of the limited market an open competition via tenders at this time definitely would not be in the City's best interests. However, we are also of the opinion that some degree of competition is desirable.

cont'd.....

Board of Administration, May 14, 1971 . . . . . (PROPERTIES - 5)

Clause 5 Cont'd.

The existing coverage was obtained by Macaulay Nicolls Maitland and Co. Ltd. in 1968 from a combination of underwriters covering both the London and American markets at what was considered to be a favorable rate, with the primary underwriters being in the London market.

It is not known at this time whether or not the world insurance market has sufficient capacity to produce a firm competitive bridge insurance proposal other than the one being developed by Macaulay Nicholls Maitland, the brokers for the existing policy.

However, with the viewpoint that competition is desirable if possible, your committee approached Marsh McLennan Ltd., a large international firm of brokers with an extensive background of experience in this class of insurance. They have agreed, subject to Council approval, to approach the insurance markets to develop a proposal separate from Macaulay Nicholls.

We therefore recommend that City Council approve the appointment of both Macaulay Nicolls Maitland and Company Limited, and Marsh McLennan Limited as brokers representing the City, to separately approach the world insurance markets with a view to preparing firm proposals (rates and coverage) for insurance of the City's bridges, for the consideration of Council on June 22 or 29!

Your Board

RECOMMENDS that the recommendations of the Director of Finance and Supervisor of Property & Insurance be adopted.

6. Expropriation for Park Purposes  
S/S McSpadden Avenue, West of Victoria Drive

The Supervisor of Property and Insurance reports as follows:

"The City Engineer is proceeding with the consolidation of various City-owned lands and intervening street and lane allowances which will form Park Site #10 to be known as McSpadden Park. This park site is located on the west side of Victoria Drive between 4th Avenue and the lane south of 5th Avenue.

A recent title search discloses that the City's title for Lot 28, Block 1, Sub D, Blk. 146, D.L. 264A does not include a triangular portion at the N.W. corner of said lot measuring 1.65' x 4' and comprising an area of 3.3 sq. ft. Said portion is held in the name of Percy W. Charleson, who died about 1931. It is necessary that the City obtain title thereto to complete the plan of consolidation.

This small parcel does not appear on the Assessment Roll and presumably was considered part of the old right-of-way which previously passed through this block.

The City Solicitor advises that in order to secure title, a notice of expropriation must be served and application made to the Court for a vesting order.

RECOMMENDED that the Corporation Counsel be authorized to proceed with the expropriation of the aforesaid portion of Lot 28, and the formal resolution be passed later this day, and make application to the Court for a vesting order."

cont'd....

Board of Administration, May 14, 1971 . . . . . (PROPERTIES - 6)  
Clause 6 Cont'd.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Acquisition for Replotting S.E. Sector  
3608 East 55th Avenue

The Supervisor of Property & Insurance reports as follows:

"Lot 21, Blocks 1 to 3, D.L.NE $\frac{1}{4}$  335, 3608 East 55th Avenue, is required for replotting purposes in connection with the expanded program of redevelopment in the South-east Sector authorized by City Council on June 21st, 1968.

These premises comprise a 1-storey, full basement, frame dwelling with a main floor area of 888 sq.ft. erected in 1915 on a lot 110' x 182', zoned RS-1. The dwelling contains 5 rooms, 5 plumbing fixtures, a patent shingle roof, wood shingle and siding exterior, and is heated by an automatic oil-fired furnace. This dwelling is in fair condition for age and type. Also located on the property is a building containing a combination livingroom-kitchen, bedroom and bathroom which is used as a guest cottage. There are also three sheds, a garage and a greenhouse.

Negotiations with the representative acting for the owners confirm that they are prepared to sell for the sum of \$32,300.00 as of April 30th, 1971, subject to the owners retaining rent-free possession to Nov. 30th 1971, and thereafter paying a monthly rent of \$70.00 until the City requires the land, at which time the buildings are to be demolished. It is considered that this settlement price is fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$32,300.00 on the foregoing basis, chargeable to Code #4906/264."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

8. Acquisition for Replotting S.E. Sector  
S/S ~~N/S~~ 55th Avenue West of Boundary Road

The Supervisor of Property and Insurance reports as follows:

"Lots 6 & 7 Sub. 19 & 20, Blk 3, D.L. N.E. $\frac{1}{4}$  335, ~~N/S~~ S/S 55th Avenue West of Boundary Road, are required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

This property comprises two lots each 33.5' x 172' $\pm$  in size, zoned R.S.1. These lots are in lawn with some fruit trees, also have all services, except sewer.

Following negotiations with the owner's representative, he agrees to sell for the sum of \$18,500.00 as of April 30, 1971. This price is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property for the sum of \$18,500.00 on the foregoing basis, chargeable to Code #4906/263."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Cont'd...

Board of Administration, May 14, 1971 . . . . . (PROPERTIES - 7)

9. Acquisition for Highway Purposes  
N/W corner of Clark Drive and Venables Street

The Supervisor of Property and Insurance reports as follows, further to a recent request from the City Engineer:

"Portion of Lot 'B', Block 22, D.L. 182 'A', N/W corner of Clark Drive and Venables Street is required to ease the traffic at this corner. The required portion is a 12' x 12' corner cut-off, as per Plan marginally numbered LE 3637, and comprises 72 square feet. Lot 'B' is a 2.41 acre site, zoned M-1, Industrial District, and is improved with a three storey frame warehouse structure. However, the required cut-off is free of encroachment.

Following negotiation, the owners, Hebron Holdings Ltd., have agreed to convey the said 12' x 12' cut-off for the sum of \$180.00. This amount is representative of current market value at this location.

This acquisition is authorized under appropriation #146/1126.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the portion of Lot "B", Block 22, D.L. 182 "A", as shown on Plan marginally numbered LE 3637, for the sum of \$180.00, chargeable to Code #146/1126."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

10. Acquisition for Single Men's Hostel Site  
400 Block E. Cordova Street

The Supervisor of Property and Insurance reports as follows:

"Lot 15, Blk. 57, D.L. 196, 472 E. Cordova Street, is required for the proposed Hostel for Single Men, confirmed by City Council on January 19, 1971.

These premises comprise a two-storey non-basement frame building with a main floor area of approximately 900 sq. ft., erected in 1900 on a site 25' x 122', zoned M-2. The dwelling has been vacant several years and does not meet the health requirements and occupancy is not permitted. The interior has been vandalized and most of the plumbing and wiring has been removed. It is proposed to proceed with demolition as soon as it is acquired by the City.

Negotiations with the owner confirm that he is prepared to sell for the sum of \$8,400.00, as of May 15, 1971. This price represents a fair and reasonable value for this property. Said amount has been reviewed by Central Mortgage & Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorize to acquire this property for the sum of \$8,400.00 on the foregoing basis chargeable to Code #531/1251."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Cont'd...

Board of Administration, May 14, 1971 . . . . . (PROPERTIES - 8)

INFORMATION

11. Property at 1067 Davie Street  
Development Permit Application

On February 16, 1971, Mr. Johnston appeared before Council advising of the difficulties in which he was being placed by indecision in respect of either granting a development permit application for development of his property at 1067 Davie Street, or expropriation of the property; this property being affected by the Brockton Point Crossing Scheme 3.0 alignment. Council at that time passed the following resolution:

"THAT the development permit application for this property be issued."

The City Building Inspector reports that a building permit has now been issued for this building and a very approximate estimate of the building is \$30,000.

Council may wish to forward this information to the Provincial Government further to earlier representations made with respect to protective purchasing of the properties affected by the approaches to the proposed new Crossing.

Your Board

Submits the foregoing report for Council INFORMATION.

RECOMMENDATIONS

12. Sales: Residential  
Champlain Heights

RECOMMENDED that the following applications to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

re: Lots 16 & 17, D.L. 339, Plan 13659  
Situated S/S 49th, East of Tyne St.

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Dickman Constr. Limited	16	43.5 x 120' 39.15	\$12,700.00	City Terms @ 9%	Bulkhead agreement 1' above lane. RS-1
Dickman Constr. Limited	17	43.5 x 120' 39.15	\$12,700.00	City Terms @ 9%	Bulkhead agreement 1' above lane.  Public Utility Easement. RS-1

cont'd..

Board of Administration, May 14, 1971 . . . . . (PROPERTIES - 9)

13. Acquisition for Provincial Courts (Vancouver)  
Complex: 202 Main Street and 210-218 Powell Street

**The Supervisor of Property and Insurance reports as follows:**

"Reference is made to Item 2, Property Matters, February 9, 1971, confirmed by Council, February 23, 1971, approving the expropriation of the remaining lands in Block 5, D.L. 196, required for the new Provincial Courts (Vancouver) Complex, including the above property.

Lot 1 comprises a corner site 32' x 120', zoned CM-1, Commercial, improved with a two-storey non-basement frame building erected in 1900. The building, which occupies the total lot area, has four retail store units on the main floor and fifteen single rooms with common kitchen on the upper floor. Said building has brick veneer and patent brick shingles on exterior walls, 13 plumbing fixtures, a tar and gravel roof, a stone and concrete foundation and is heated by two automatic gas furnaces. This structure, due to renovating and remodelling, especially to the grocery store premises, is in above average condition for age and type.

The owner operates a grocery business in the large corner retail unit and rents three other stores fronting on Powell Street. This owner and his family also occupies three rooms on the upper floor as living accommodation and previously supervised the rooming house business. As a result of earlier arrangements with the owner, all other rooms are now vacant and padlocked. One store at 214 Powell Street is also vacant and the remaining stores at 216 and 218 Powell Street are rented to an art dealer and a dry cleaner, respectively. The dry cleaner holds a lease to November 1, 1973.

Following extensive negotiations with the solicitor for the owner, she has agreed to sell for the sum of \$76,000.00 as of May 31, 1971, subject to retaining rent-free possession until July 31, 1971. This settlement is deemed realistic and has been endorsed by the City Solicitor. Negotiations are continuing with the lessee of 218 Powell Street and will be the subject of a later report.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$76,000.00 on the foregoing basis chargeable to Code No. 442/1207 (Magistrates' Courts)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

14. Block 71 - Acquisition of Lot 38

**The Director of Planning and Civic Development reports as follows:**

"Background

Lot 38, Block 71 situated at the southwest corner of Smithe and Howe Streets is the only privately-owned property within the block. The remainder of Block 71 was purchased by the City in January, 1970 from the T. Eaton Co. to be used for possible exchange for other park property in the downtown area. No decision about the future use of the block has been made by

Cont'd.....



Board of Administration, May 14, 1971 . . . . . (PROPERTIES - 10)

Clause 14 Cont'd.

Council. However, the progress being made on plans for the B.C. Government office building on the adjacent Block 61 will require consideration of this issue within the next two years. Irrespective of whether Council decides to develop Block 71 or exchange it for other property, the remaining privately-owned lot would have to be acquired at some future time. However, the recent issuance of a development permit for extensive renovations of the property has made it urgent that negotiations to acquire the property be initiated as soon as possible.

Development Permit Application #55540

The site measures 25' x 120' and is developed with two three-storey frame houses. The building facing Howe Street is developed for commercial purposes. The house on the rear of the lot facing the lane is presently used for residential purposes.

The application, dated April 19th, 1971, proposes to carry out extensive renovations to use the building on the rear of the site for offices.

The application was referred to the Technical Planning Board because it involved a relaxation of the requirements for off-street loading. At the time the Technical Planning Board made its decision on April 30th, 1971 they were not informed of the relationship of this site to possible plans for Block 71.

The Technical Planning Board approved the Development Permit Application for a limited period of five years and the applicant has been so notified.

Proposed Acquisition

It is proposed that the Supervisor of Property and Insurance open negotiations immediately to acquire Lot 38, Block 71 before further work is undertaken which could affect the value of the property. The 1971 assessed value of Lot 38 is \$56,110 for land and \$23,700 for improvements. After acquisition, it is proposed that the property be rented for the existing uses until it is required.

It is therefore RECOMMENDED that the Supervisor of Property and Insurance be instructed to negotiate for the acquisition of Lot 38, Block 71, D.L. 541. Costs to be charged to 521/1201 'public open space'.

Your Board

RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

DELEGATION REQUEST

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 628-629

REPORT TO COUNCILSTANDING COMMITTEE ON FINANCEMAY 13, 1971

The Standing Committee of Council on Finance met on Thursday, May 13, 1971, in the No. 1 Committee Room, Third Floor, City Hall, at 9:30 a.m.

PRESENT: Alderman Adams (Chairman)  
His Worship the Mayor  
Aldermen Bird, Broome, Linnell, Phillips,  
Rankin, Sweeney and Wilson.

ABSENT: Alderman Calder  
Alderman Hardwick

CLERK TO  
THE COMMITTEE: R. Henry

The following recommendations of the Committee are submitted for the action of Council:

RECOMMENDATIONS1. 1971 Civic Grant Requests

The Committee received delegations from all of the organizations listed below, speaking in support of their respective grant requests, some of which received earlier consideration by the Committee and Council.

(His Worship the Mayor left the meeting after the second delegation to attend to other Civic business.)

Following the hearing of the delegations, the Committee took action as follows:

A. (a) Vancouver Community Legal Assistance Society (Mr. John Fraser)

Reference was made to a statement in the newspapers that the Federal Government may be assuming some financial responsibility relating to this program.

A motion to approve \$20,000, payable at \$2,000 per month, on a non-recurring basis, received only 5 affirmative votes, however, the Committee

RECOMMENDED that, effective March 1, 1971, a grant of \$1,000 per month for the year 1971, on a non-recurring basis, be made payable to this organization but, when the financial commitment by the Federal Government takes effect, the monthly grant allotment cease.

(b) S. P. E. C. (Messrs. Clogg and Mallard)

This organization, in speaking to its request, proposed that the amount requested be reduced from \$13,030 to \$8,600.

RECOMMENDED that a grant of \$1,000 be approved.

. . . Cont'd.

Standing Committee on Finance, May 13, 1971 . . . . . 2

Clause No. 1 (Cont'd.)

- (c) Mental Patients Association (Messrs. Coull and Beckman)

RECOMMENDED that a grant of \$3,000 be approved, and that the Director of Social Planning/Community Development and the Medical Health Officer familiarize themselves with the operations of this program and its benefits.

- (d) Kiwanis Club of Vancouver (Mr. Hutton)

This organization suggested a grant of \$600, equal to the rental of the Queen Elizabeth Theatre, be made available in respect to the Music Festival sponsored by the organization.

RECOMMENDED that a grant of one-half of the rental of the Queen Elizabeth Theatre be approved.

- (e) B.C. & Yukon Chamber of Mines (Mr. S. Fraser Crocker)

RECOMMENDED that a grant of \$1,500 be approved.

- (f) Native Daughters of B.C. (Mrs. L. Hornibrook)

RECOMMENDED that a grant of \$600 be approved.

- B. (a) Community Music School (Mr. Ralph Gillen)

The Committee considered this organization's request for a grant of \$5,150, which had been recommended by the Joint Technical Committee, Department of Social Planning/Community Development. The Finance Committee on March 18, 1971, recommended no action.

At this meeting, a motion to approve \$5,150 and an amendment to grant \$2,500 only received 5 affirmative votes.

Therefore, your Committee submits this grant request for the consideration of Council.

- (b) The Window and Now Bus (Dr. Kilbank)

This organization requested a grant of \$5,000, and the Committee on March 18, 1971, deferred the matter pending the hearing of a delegation this day.

The Committee made no recommendation, but directed that a report be submitted by the Board of Administration to clarify the operations of this organization.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 632-633

SECOND REPORTSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENTMAY 6, 1971

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, May 6, 1971, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman  
His Worship the Mayor  
Aldermen Adams, Hardwick, Linnell, Phillips,  
Rankin, Sweeney and Wilson

ABSENT: Alderman Broome  
Alderman Calder

CLERK: M. James

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS2. Housing for Single Women

The Vancouver Council of Women under date of March 25 addressed a letter to the Chairman of your Committee requesting a delegation to place before the Committee the need of housing for single women in the age group 40 to 65 years. The Chairman made arrangements for the delegation to be heard at this meeting.

Mrs. Everett Crowley, Mrs. Kelly, and Mrs. Evans, the President of the Vancouver Council of Women, appeared before the Committee and spoke in support of the statements made in their letter of March 25, 1971, and added further information as requested by the meeting. The Vancouver Council of Women is concerned re the need for housing for single women of the ages 40 to 65 who are in receipt of social assistance. The delegation pointed out that the available accommodation for this group is either inappropriate or beyond the financial resources of the group. The group requested Council to initiate an hostel for single women in this age group the same as presently is being developed for single men at Cordova and Jackson Street (Project FP-19).

The Committee was advised that this hostel at Cordova and Jackson was provided under regulations which did not allow for the inclusion of persons under the age of 65 without cause, i.e. physical incapacity or other compelling reason. The project at Cordova and Jackson under the present regulations could not provide for the age group in question.

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT . . . . . 2  
MAY 6, 1971

Clause 2 Continued

The delegation advised that they had contacted the Provincial Government on the possibility of relaxing the regulations, and were advised that the Provincial Government would not be interested in changing the regulations to reduce age as this would open the door to all social assistance cases.

After discussion, your Committee

RECOMMENDS that an application be made to the senior governments to provide accommodation for single women 55 years and over, the application to be made on the same basis as the Cordova and Jackson Streets Hostel.

3. Gastown/Chinatown Overall Studies Report Reference

The Assistant Director, Special Projects with maps and perspectives gave a report reference to your Committee on the matter of the studies being undertaken or planned or completed for the Gastown/Chinatown areas. The Assistant Director, Special Projects referred to reports previously submitted to Council - Beautification Report, East Gastown Beautification Report, Hastings Street Beautification Report. The Committee was advised that the Historic Area Advisory Board has met and is undertaking its responsibilities.

The Committee was also advised that at the next meeting of the Committee a report would be submitted as a result of basework done on studies to date on the establishment of goals and objectives for the two areas.

The Committee was informed of the following studies and their present position:

- (a) Environmental Study - information pertaining to this particular study has now been collected and is presently under study by the Beautification Division of the Planning Department.
- (b) Historical and Architectural Studies - being undertaken by the Planning Department and Professor Kalman. At the present time the scheduling of this study is being planned.
- (c) Legal and Administrative Studies - rezoning and historical preservation aspects study being discussed at the present time with the Historic Area Advisory Board.
- (d) Social Study - the area for this study is wider than the Gastown/Chinatown area as it includes "Skid Road". This report is being done by the Department of Social Planning/Community Development, and it is expected the report will be available in two to three weeks.

Clause 3 Continued

- (e) Economic Study - this study is proposed to develop information on retail trends, increase in property values etc.
- (f) Traffic and Transportation - this report will be submitted to the next meeting of the Committee, as will the proposed report on goals and objectives for the area.

The Director of Planning and Civic Development advised the Committee that all development taking place in the area is being monitored by his Department at the present time.

After general discussion, your Committee

RECOMMENDS that the report reference of the Assistant Director, Special Projects be received.

4. Stanley and New Fountain Hotels:  
Property Related to Trounce Alley

The Cordova Redevelopment Corporation Ltd. under date of April 15, 1971, and the Central Mortgage and Housing Corporation under date of April 16, 1971, both advised the City Clerk of the concern of the two groups over the matter of the purchase price of the property at the rear of the Stanley and New Fountain Hotels and adjacent to Trounce Alley. The Cordova Redevelopment Corporation Ltd. requested a delegation re this matter and it was arranged for this meeting.

Mr. A. Sigismund, Secretary, and Mrs. Patricia Ormonde Hall, President of Cordova Redevelopment Corporation Ltd., were present and spoke to the Committee. Mrs. Hall advised of her connection with this matter and in previous Council action. Mr. K. Ganong, representing Central Mortgage and Housing Corporation, was also present.

The Committee was advised of the following - Cordova Redevelopment Corporation Ltd. had embarked on the renovation of the two hotels so as to provide ground floor for commercial and second floor low cost residential on the basis of a price of \$60,000 for the property at the rear of the two hotels. Central Mortgage and Housing Corporation had made the necessary arrangements for mortgage financing on the same assessment.

The Committee was advised that, due to the necessities of the redevelopment of the two hotels, the one-storey concrete structure that had been on the property in question had been demolished.

The Committee discussed the matter at length, and

RECOMMENDS that the City purchase the rear portion, approximately 40' in depth, of Lot 11 except Parcel A, Lots 12, 13 and 14, Block 2, D.L. O.G.T. from Cordova Redevelopment Corporation Ltd. for the amount of \$60,000 less the actual costs of the demolition of the structure that was on the land, subject to agreements satisfactory to the Corporation Counsel.

The meeting then adjourned.

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CITY OF VANCOUVERSPECIAL COUNCILMay 18, 1971

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 18, 1971, in the Council Chamber, City Hall, at approximately 2:00 p.m.

PRESENT: His Worship the Mayor (Chairman)  
Aldermen Adams, Bird, Broome,  
Calder, Hardwick, Linnell,  
Phillips, Rankin, Sweeney,  
and Wilson

CLERK TO THE COUNCIL: R. Henry

BUSINESS

Local Improvements on the Initiative  
and by Petition

MOVED by Ald. Adams,  
SECONDED by Ald. Broome,

THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED

COURT OF REVISION

Street Pavements, Sidewalks and Street  
Lighting on the Initiative - Schedule No. 404

Street Lighting by Petition - Schedule No. 405

The Court received from the Assessment Commissioner Schedules No. 404 and No. 405 listing street pavements, sidewalks and street lighting on the initiative and street lighting by petition. Four (4) projects are involved. The Assessment Commissioner advised that there were no objections to defeat any of the projects on the initiative and the project submitted by petition had been requested by the majority of the assessed owners affected, by means of a sufficiently signed petition. No delegations were present to speak against the projects.

MOVED by Ald. Bird,  
SECONDED by Ald. Broome,

THAT Schedules No. 404 and No. 405 as submitted by the Assessment Commissioner, be approved.

- CARRIED

MOVED by Ald. Broome,  
SECONDED by Ald. Adams,

THAT the Court of Revision rise and report.

- CARRIED

Special Council, May 18, 1971 . . . . . 2

COUNCIL

MOVED by Ald. Adams,

SECONDED by Ald. Broome,

THAT the report of the Court of Revision be received.

- CARRIED

Local Improvement Subsequent  
Procedure - Schedules No. 404 and 405

The Council considered a report of the Board of Administration dated May 10, 1971, dealing with the various projects approved by the Court of Revision this date and containing the following recommendation:

1. the local improvements on Schedule 404 (Urban Renewal Projects) be undertaken subject to approval of the amended Urban Renewal agreements by the Senior Governments and the City Engineer be authorized to then call tenders for the work.
2. the local improvement project on Schedule 405 (Champlain Heights) be undertaken and the City Engineer be authorized to add this project to an existing contract.

MOVED by Ald. Broome,

SECONDED by Ald. Adams,

THAT the foregoing report of the Board of Administration dated May 10, 1971, be approved.

- CARRIED

The Council then adjourned at 2:10 p.m.

\* \* \* \*